



37a Coronation Drive, Liverpool, Merseyside L23 3BW

Offers In Excess Of £500,000

Would you like to live within a stone's throw of Crosby Village?

This 4 BED DETACHED property is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

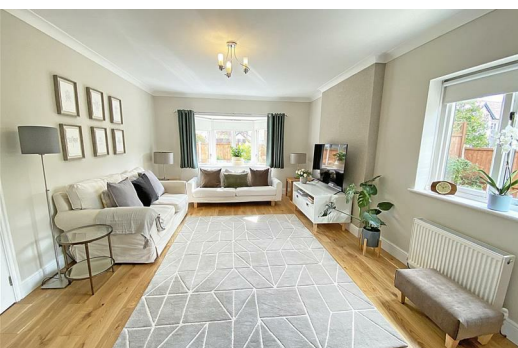
The property has been built by the current owners and benefits from off road parking, garage, and gardens,

The property has a hall, w/c and cloaks, two reception rooms and a kitchen/diner on the ground floor.

To the first floor there are three bedrooms, an en-suite and a family bathroom.

and finally the second floor has another bathroom and the fourth bedroom.

Call now to book your viewing on this unique, family home



Vestibule

To Hallway

Hallway

14'9" x 4'3" (4.5 x 1.3)

Solid wood flooring and radiator

WC

4'11" x 2'11" (1.5 x 0.9)

Wooden double glazed frosted window to the front, low level WC, wash hand basin, part UPVC clad walls and wooden floor

Cloaks Cupboard

1'11"x.29'6" (0.6x.09)

Useful enclosed space for coats and shoes

Front Lounge

18'0" x 12'5" (5.5 x 3.8)

Wooden double glazed splay bay window to front and picture window to side, radiator and engineered flooring, doors leading to rear sitting room

Rear Sitting Room

12'5" x 12'5" (3.8 x 3.8)

Wooden double glazed French door leading to rear garden and window to the side, radiator and solid wood flooring. Access to Kitchen Diner

Kitchen Diner

18'0" x 11'1" (5.5 x 3.4)

Wooden double glazed windows to the side and rear with a door to utility room, Range of wall and base units units and open shelving, single drainer stainless steel sink, gas hob, electric oven with extractor fan above, space for dish washer and fridge, radiator, tiled splash back and tiled flooring

Utility Room

11'9" x 4'7" (3.6 x 1.4)

Plumbed for washing machine and dryer, range of storage cupboards

First Floor Landing

12'1" x 7'10" (3.7 x 2.4)

Access to bedrooms and family bathroom

Master Bedroom

17'8" x 12'5" (5.4 x 3.8)

Wooden double glazed duel aspect windows, radiator, fitted wardrobes

En Suite

7'2" x 6'6" (2.2 x 2.0)

Wooden double glazed frosted, window, contemporary wall hung WC, wash hand basin with draws below, walk in double shower, chrome ladder towel rail, tiled walls and floor

Bedroom 2

12'5" x 13'1" (3.8 x 4)

Wooden double glazed window, radiator and fitted mirrored wardrobes

Family Bathroom

7'6" x 8'2" (2.3 x 2.5)

Wooden double glazed frosted window, low level WC, vanity wash hand basin with drawn below, walk in wet room style shower and free standing bath, tiled walls and floor

Bedroom 3

22'11" x 8'6" (7.0 x 2.6)

Wooden double glazed dormer window to front and radiator

2nd Floor Landing

7'6" x 8'10" (2.3 x 2.7)

2nd Floor Bathroom

7'6" x 4'7" (2.3 x 1.4)

Frosted window, Low level WC walk in shower, wash hand basin, radiator, tiled walls and floor

Bedroom 4 in loft

17'0" x 12'5" (5.2 x 3.8)

Wooden double glazed dormer window to one side and 2 velux windows the the other, radiator and under eaves storage

Outside

To the front of the property there is a large block paved driveway for several vehicles leading to the garage and access to rear garden. To the rear of the property there is an extensive rear garden laid to lawn with a variety of shrubs and trees, patio areas, and a summer house

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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