



51 Kimberley Drive, Liverpool, Merseyside L23 5TA

Offers In The Region Of £450,000

BERKELEY SHAW are delighted to offer for sale this well proportioned FOUR BEDROOM family home, located in this ever popular residential location, close to local schools, shops and amenities. The accommodation has retained all of its original features, is bright and airy and offers a spacious entrance hallway, two reception rooms, kitchen breakfast room and ground floor WC. To the first floor there are four bedrooms and family bathroom. The Loft had been boarded and viewing is highly recommended

To arrange a viewing please call 0151 924 6000



Vestibule

3'11" x 3'3" (1.2 x 1.0)

Original tiled flooring and meter cupboard

Hallway

13'5" x 9'10" (4.1 x 3.0)

L shaped hallway with lots of original features, meter cupboard and radiator

Front Lounge

15'1" x 16'0" (4.6 x 4.9)

Splay bay window with original sash stain glass windows, cast iron fire surround with open fire, dado rail, radiator

WC

9'10" x 4'7" (3.0 x 1.4)

Frosted window, low level WC, vanity wash hand basin, wood effect flooring and new Worcester boiler

Rear Lounge

14'5" x 16'4" (4.4 x 5)

French doors and window overlooking the rear garden, fire surround with new inset gas fire, radiator

Kitchen Diner

9'2" x 12'5" (2.8 x 3.8)

Window and door to rear garden, range of wall and base units, stainless steel sink, space for Fridge freezer and plumbed for washing machine, space for range cooker, tiled splash back and wood effect flooring

Landing

L shaped landing original banister and spindles. Access to loft which is boarded and has light and power

Bedroom 1

8'10" x 8'6" (2.7 x 2.6)

Original sash window with stained glass, radiator

Bedroom 2

16'4" x 15'1" (5.0 x 4.6)

Original sash windows with stain glass, radiator

Bedroom 3

14'9" x 13'9" (4.5 x 4.2)

Window to rear, built in storage, radiator

Bedroom 4

10'9" x 13'9" (3.3 x 4.2)

Window, radiator

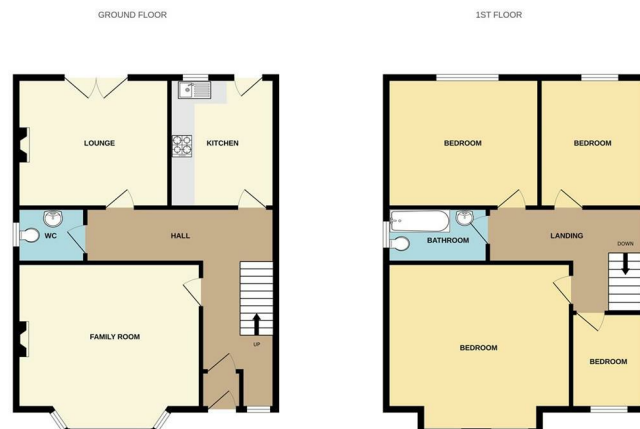
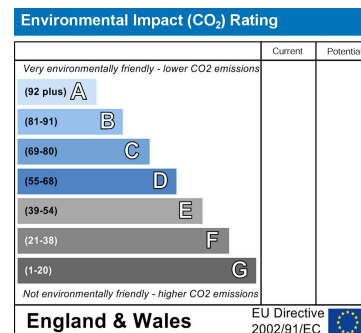
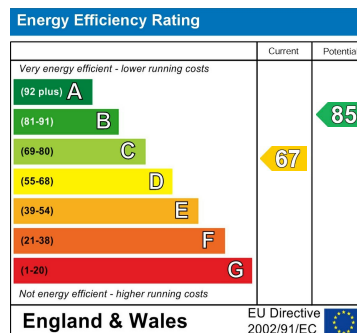
Family Bathroom

12'1" x 4'11" (3.7 x 1.5)

Frosted window, low level WC, paneled bath with shower attachment over, pedestal wash hand basin, radiator, part tiled walls

Outside

To the front of the property there is a paved walled garden with plants and shrubs. To the rear of the property there is secluded walled garden with a sunny aspect, laid to lawn, patio and shrubs and trees



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide for any prospective purchaser. The finish, colours and appliances shown here may have been altered and no guarantee as to their availability or efficiency can be given. Made with Berkeley CAD2

