



12 Coronation Drive, Liverpool, Merseyside L23 3BN

£475,000

This much-loved, detached family home, nestled on a desirable corner plot on Coronation Drive, L23, offers the perfect opportunity for those looking to create their dream home. Well-maintained by the current owner, the property is in need of some cosmetic updating, allowing you to add your personal touch to some amazing period features.

Upon entering, you'll be welcomed by a spacious vestibule and a generous entrance hall leading to a bright and airy living room, which benefits from dual aspect windows that flood the room with natural light. The bay-fronted dining room provides the ideal setting for family gatherings, while a rear family room offers a cozy space to relax. The fitted kitchen leads to a conservatory, offering views out across the garden. The ground floor is conveniently finished with a utility room/shower room with a separate WC.

Upstairs, a split-level landing connects to four well-proportioned double bedrooms, each offering ample space and potential. A family bathroom and separate WC complete the first floor.

Outside, the property sits on a spacious corner plot, with gardens to the front, side, and rear, providing a wonderful outdoor space for children to play or for gardening enthusiasts to make their own. The property boasts driveway access from Warwick Avenue with gated access to a detached garage.

The property is ideally located within a vibrant community, offering an excellent range of amenities. Families will appreciate the highly regarded local schools, making the area even more desirable. For commuters, there



- Porch
- Entrance hall
- Lounge
- Dining room
- Family room
- Kitchen
- Conservatory
- Utility room
- WC
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- WC
- Externally



While 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, suppliers and applicants shown here and herein listed are not guaranteed, as to their suitability or otherwise, unless stated. Made with Metaplan 02/02

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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