



## 22 Lupton Drive, Liverpool, L23 9UA

£260,000

Nestled in a peaceful and sought-after location in Crosby, this two-bedroom semi-detached bungalow on Lupton Drive offers a fantastic opportunity for those looking to downsize or put their own stamp on a home. With no onward chain, this property is ready for its next owner to move in and make it their own.

Upon entering, you are welcomed by an entrance hall leading to a spacious living room, which enjoys plenty of natural light and features sliding doors opening onto the rear garden—perfect for enjoying the outdoor space. The fitted kitchen offers ample storage and workspace, while the property also comprises two well-sized bedrooms and a convenient shower room.

Externally, the home benefits from a shared driveway leading to a garage, as well as front and rear gardens, providing outdoor space to relax or entertain.

The property further benefits from double glazing and gas central heating.

Situated in a highly desirable area, the property is within easy reach of local shops, transport links, and beautiful coastal walks along Crosby Beach. With its fantastic potential and excellent location, this bungalow is an opportunity not to be missed!

Early viewing is highly recommended.



## Entrance hall

UPVC front door, radiator & meter cupboard.

## Kitchen

Storage cupboard, range of wall & base units, double glazed window, stainless steel sink with drainer, UPVC door to side aspect, tiled splash back, combi boiler & spotlights.

## Living room

UPVC sliding door, radiator & electric fire.

## Inner hall

## Bedroom 1

Double glazed window & radiator

## Bedroom 2

Double glazed window & radiator

## Shower room

Double glazed window, Wc, basin, radiator tiled walls, storage cupboard & shower cubicle with electric shower.

## Externally

Front garden with borders and lawned area. Shared driveway providing access to a garage. Rear garden with flagged patio area and lawn.

GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 32025

### 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		
		88
	71	
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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