



## 23 Coronation Road, Liverpool, L31 2NE

### Asking Price £300,000

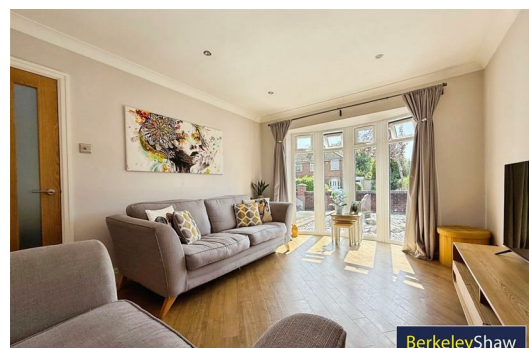
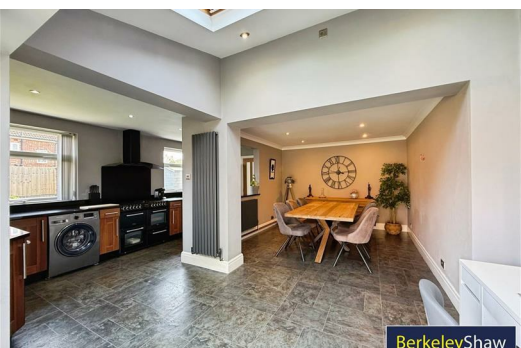
A Beautifully EXTENDED Three-Bedroom Semi-Detached Home in Turnkey Condition – Sought-After Family Location.

Occupying a generous corner plot, this immaculate three-bedroom semi-detached property offers stylish, ready-to-move-into accommodation in a highly desirable location popular with families and close to excellent SCHOOLS

Finished to an exceptional standard throughout, the home has been thoughtfully extended to create a bright and spacious open-plan kitchen, living and dining area – perfect for modern family life and entertaining. NEW Patio doors open out to a beautifully landscaped, sunny rear GARDEN featuring a charming pergola-covered seating area, ideal for al fresco dining. Storage shed is discreetly tucked away, providing ample practicality without compromising on outdoor aesthetics.

To the front, a separate lounge with a cosy gas real flame focal fireplace offers a peaceful retreat, while upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom boasts a large window and sleek built-in wardrobes, creating a bright and serene space.

The stunning family bathroom has been recently refurbished to a high specification, complete with a free-standing bath and contemporary wet room-style shower – a true spa-like sanctuary.



**Hall**  
13'5" x 5'10" (4.10 x 1.80)

**Dining Area**  
12'1" x 6'6" (3.70 x 2.0)

**Kitchen**  
17'8" x 5'10" (5.40 x 1.80)

**Front Sitting Room**  
11'9" x 10'9" (3.60 x 3.30)  
Large bay window to the front aspect flooding the room with light. Focal Real Flame fireplace and Amtico flooring.

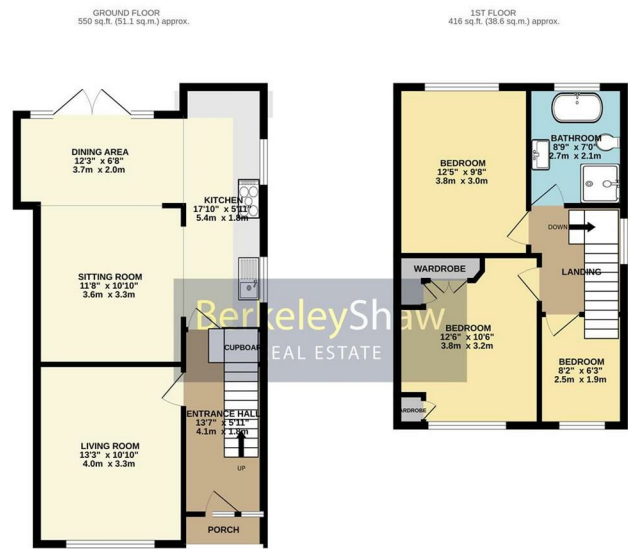
**Bedroom 1**  
12'5" x 10'5" (3.80 x 3.20)  
DOUBLE to the front aspect with fitted carpets and fitted wardrobes.

**Bedroom 2**  
12'5" x 9'10" (3.80 x 3.0)  
DOUBLE to the rear aspect with Amtico flooring.

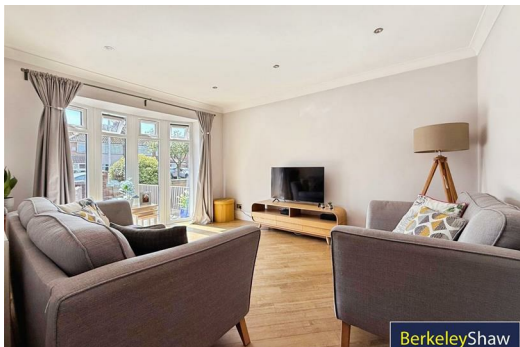
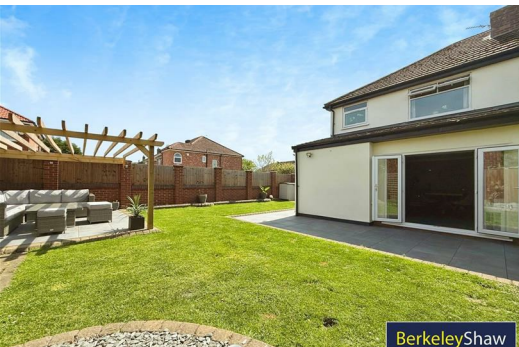
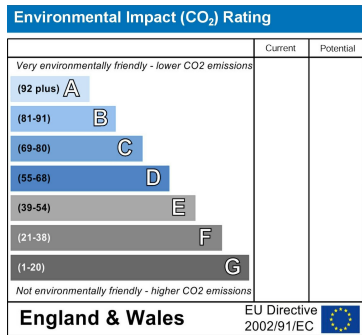
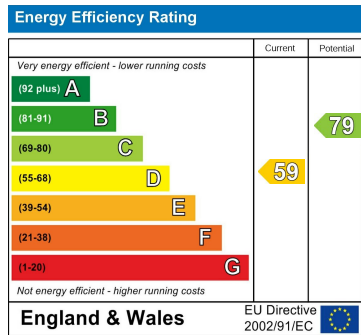
**Bedroom 3**  
8'2" x 6'2" (2.50 x 1.90)  
SINGLE to the front aspect with fitted carpet.

**Bathroom**  
8'10" x 6'10" (2.70 x 2.10)  
Stunning bathroom with free standing bath and wet room type walk-in shower, WC, Bowl sink with wooden surround. Matt black finishings and vertical radiator.

**Landing**



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for 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.  
Notes with reference to CDM15



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