



## 33 Lupton Drive, Liverpool, L23 9UA

### Offers Over £280,000

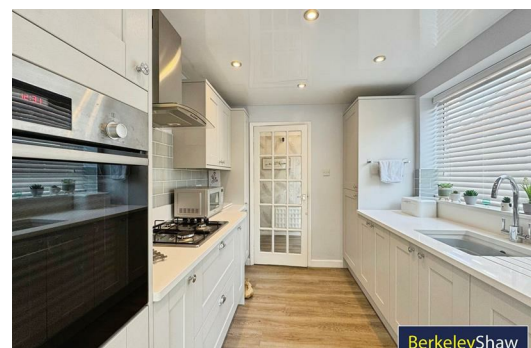
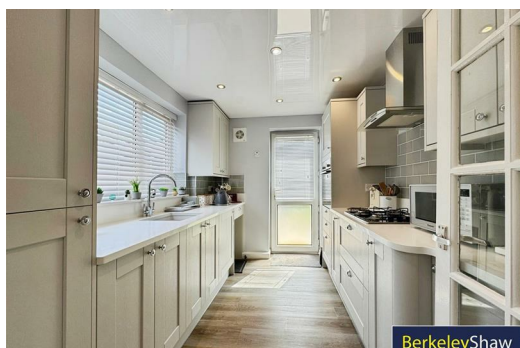
Set in a peaceful and highly sought-after location in Crosby, this beautifully maintained two-bedroom semi-detached bungalow on Lupton Drive presents a fantastic opportunity for those looking to downsize without compromise. Offered with no onward chain, this charming home is ready for its next chapter.

The property has been thoughtfully updated, including a stylish, newly fitted kitchen offering excellent storage and workspace—perfect for those who enjoy cooking or entertaining. A modern shower room adds further appeal with contemporary fittings and a clean, fresh finish.

Upon entering, a welcoming hallway leads to a bright and spacious living room, filled with natural light and featuring sliding doors that open out to the well-maintained rear garden—an ideal space for relaxing or enjoying the outdoors in privacy. Two well-proportioned bedrooms complete the layout, offering comfortable and flexible accommodation.

Externally, the home benefits from a shared driveway leading to a garage, which now features a newly installed electric shutter door for added convenience and security. Attractive front and rear gardens provide low-maintenance outdoor space, with the rear garden particularly well cared for.

The property also features gas central heating and double glazing throughout, ensuring warmth and efficiency.





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		
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

GROUND FLOOR

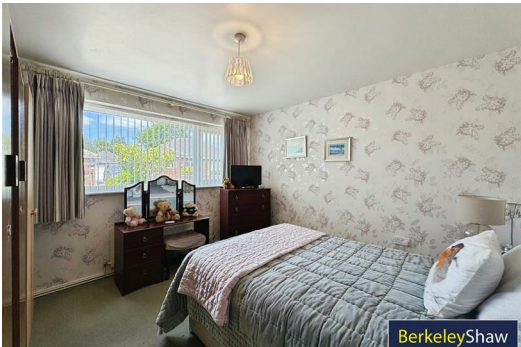


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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