



79 Kendal Drive, Liverpool, Merseyside L31 9AY

Asking Price £250,000

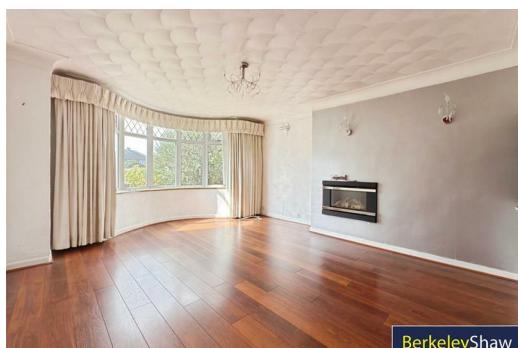
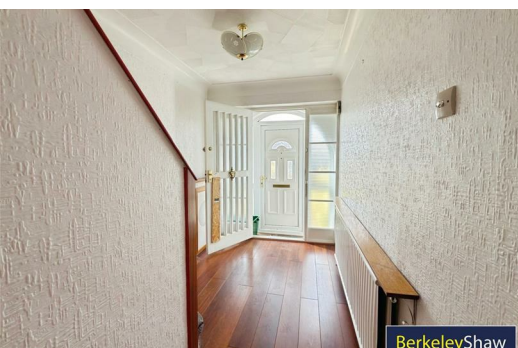
Located in the sought-after area of Maghull, Kendal Drive presents an exciting opportunity for those seeking a property with immense POTENTIAL. This charming FREEHOLD, 3 bedroom 1950's Semi-detached house, available with NO CHAIN, invites you to unleash your creativity and transform it into your dream home.

The property is situated in a popular neighbourhood, known for its friendly community and convenient amenities. With local shops, schools, and parks just a stone's throw away, you will find everything you need within easy reach.

Inside there is a lounge open to dining room, kitchen with adjoining utility and integral garage. Upstairs 3 good sized bedrooms, bathroom and separate WC. Outside there is driveway parking to the front and a private rear garden.

This house is perfect for those who appreciate a PROJECT, offering a blank canvas to personalise and enhance according to your taste. Whether you envision a modern family home or a stylish retreat, the possibilities are endless.

Do not miss the chance to explore this promising property on Kendal Drive. With its prime location and potential for transformation, it is an opportunity not to be overlooked.



Hall
13'4" x 6'5" (4.08 x 1.96)

Lounge
13'6" x 15'8" (4.12 x 4.80)

Dining Room
11'1" x 9'4" (3.39 x 2.87)

Kitchen
11'0" x 10'9" (3.37 x 3.29)

Utility
202 x 275 (61.57m x 83.82m)

Garage
17'10" x 8'9" (5.44 x 2.67)

Bedroom 1
16'1" x 14'4" (4.92 x 4.39)
DOUBLE

Bedroom 2
11'8" x 11'7" (3.57 x 3.54)
DOUBLE

Bedroom 3
8'2" x 10'9" (2.51 x 3.29)
SINGLE

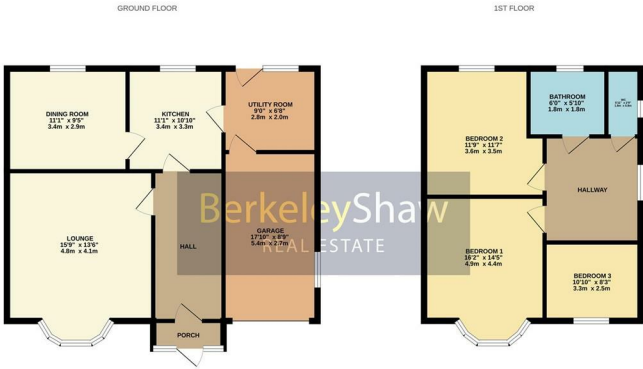
Bathroom
6'0" x 5'10" (1.84 x 1.78)

WC
5'10" x 2'8" (1.80 x 0.83)

Garden

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 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	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used to rely on any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made regarding its efficiency can be given. Made with Morgan 12025



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