

The Ternary, Old Haymarket, Liverpool, L1 6ER www.berkeleyshaw.com



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 bayfronted 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

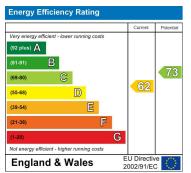
Bedroom 3

Bedroom 4

Bathroom

WC

Externally



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Berkeley Shaw Estate Agents Limited. Company No. 0784754 Berkeley Shaw Real Estate Limited. Company No. 05206927





1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, mores and any other terms are approximate and no responsibility is taken for any ensuemission on in-statement. This pain is the illustrities properties only and blood the used an such by any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to the operating or different services and the services of the services and the services of the services of the services of the services and the services of the ser