



## 38 Coronation Drive, Liverpool, L23 3BP

£350,000

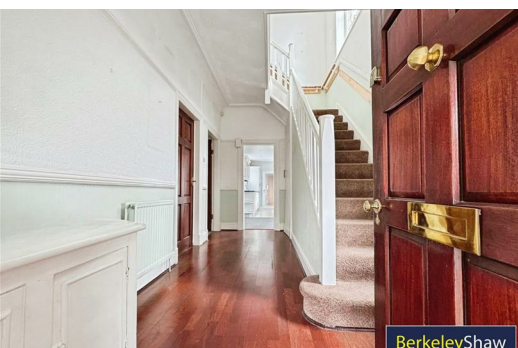
This spacious four-bedroom semi-detached home, located on the ever-popular Coronation Drive in Crosby, presents a fantastic opportunity for buyers seeking a generous family home in a prime location.

With no onward chain, the property offers a smooth and stress-free route to ownership, while also providing scope to add your own personal touches.

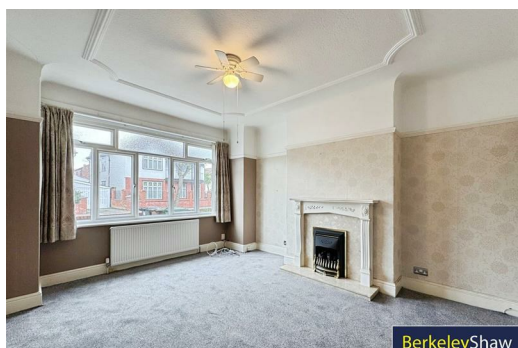
Upon entering via the vestibule, you are welcomed by a spacious hallway that leads into two large reception rooms—perfect for both entertaining and everyday family life. The rear reception has French style doors to the garden, providing a bright and sociable space to relax. The extended breakfast kitchen offers plenty of workspace and storage, making it the true heart of the home. Completing the ground floor layout is a utility room, giving access to a shower room.

Upstairs, the property offers four generously sized bedrooms and a three-piece bathroom. The layout is ideal for growing families or those needing additional space to work from home.

Externally, the property offers off-street parking for multiple vehicles, along with convenient side access to a detached garage. The private rear garden provides a fantastic space for outdoor entertaining, family gatherings, or simply a safe and secure area for children to play.



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## Vestibule

UPVC French style doors & tiled floor.

## Entrance hall

Wooden door, laminate flooring, single glazed window, radiator & understairs storage.

## Dining room

Double glazed windows, picture rail, radiator, gas fire & coving.

## Living room

UPVC 'French' style doors to rear garden, double glazed windows, radiator, gas fire & coving.

## Breakfast kitchen

Double glazed windows, range of wall & base units, radiator, gas burning hob, extractor hood, double electric oven, tiled splash back, tiled floor & access to a utility room.

## Utility room

Wall units, worktop, radiator, double glazed window & door to rear garden.

## Shower room

Double glazed window, WC, basin, shower unit, tiled floor & tiled walls.

## Landing

Loft access & lead lined stained glass window.

## Bedroom 1

Radiator, double glazed window, picture rail & coving.

## Bedroom 2

Radiator, double glazed window, picture rail, storage cupboard & coving.

## Bedroom 3

Double glazed window, radiator & picture rail.

## Bedroom 4

Double glazed window, radiator & picture rail.


## Bathroom

Double glazed windows, WC, basin, radiator, part tiled walls, bath with glass shower screen & tiled enclosure.

## Externally

Block paved front garden with parking for several cars. Gated side access to rear garage.

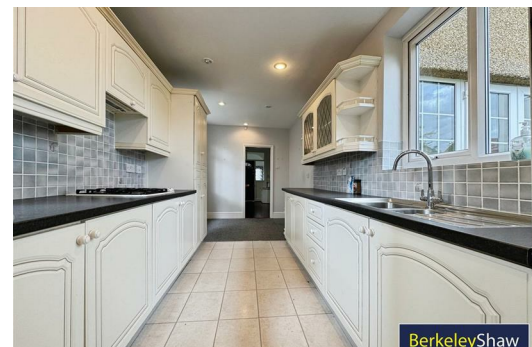
Rear garden with block paved patio area, mature borders & lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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 such by any prospective purchaser. The property is shown as a guide only and does not constitute an offer of any property. Measurements are approximate and should be used as a guide only. Made with Measure 2020.



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