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## 56 Kingswood Drive, Liverpool, L23 3DF

**£350,000**

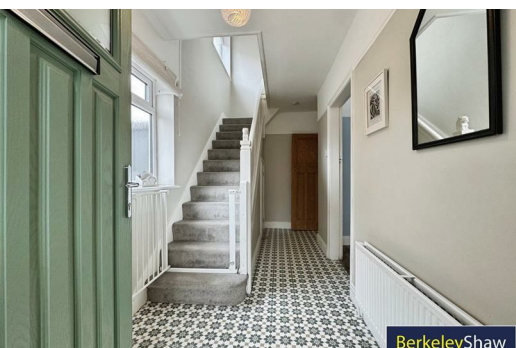
Beautifully Extended Three-Bedroom Semi-Detached Home on Kingswood Drive, Crosby – A Must-See Family Home

Welcome to this superbly presented and thoughtfully extended three-bedroom semi-detached home, ideally positioned on the ever-popular Kingswood Drive in the heart of Crosby. Situated within close proximity of some of the regions most sought after schools, this is bound to be popular among families.

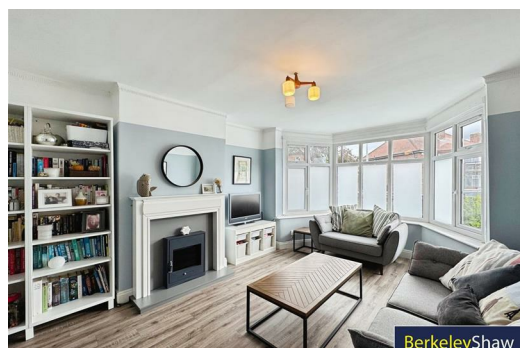
Inside, the home is immaculately finished throughout. The ground floor offers a porch, welcoming entrance hall, a bay-fronted sitting room ideal for relaxing evenings, and the impressive open plan kitchen diner/family space. This light-filled area is the true heart of the home, designed with modern family life in mind, complete with a range of high-quality integrated appliances. French doors open onto a patio area, while additional sliding doors provide seamless access to the generous rear garden—perfect for both everyday living and entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary three-piece family bathroom. The added bonus of a versatile loft room—accessed via a pull-down ladder—offers fantastic additional space for storage, home office use, or hobby room.

Externally, the property benefits from a front garden with off-road parking, a detached rear garage with an outside WC and a rear garden with patio area, lawned area, mature borders & a quaint sitting area. This is a



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## Porch

Tiled floor & UPVC french doors.

## Hallway

Double glazed window, storage cupboard, radiator & composite door.

## Living room

Double glazed windows to bay, radiator, electric fire & laminate flooring.

## Kitchen diner

Range of wall & base units, double ceramic sink, UPVC french doors, double glazed windows, UPVC sliding door, skylight, induction hob, double electric oven, extractor hood, perimeter island, radiator, laminate floor, tiled splash back & spotlights.

## Landing

Double glazed window, storage cupboard, radiator & loft access.

## Bedroom 1

Double glazed windows to bay & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed windows to bay & radiator,

## Bathroom

2 x double glazed windows, WC, basin, towel radiator, bath with thermostatic shower, tiled floor, spotlights, tiled walls & storage cupboard housing combination boiler.

## Loft room

Pull down ladder, skylight & eaves access.

## Externally

Front garden with lawn, side access & driveway parking.

Rear garden with detached garage, outdoor WC, patio area, laid to lawn, mature borders & planted sitting area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of plans, sections, floor and any other parts 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 accuracy, content and application thereof have not been tested and no guarantee as to their operability or efficiency can be given. © 2022 BerkeleyShaw (0202)



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