



## 1C Kimberley Drive

, Liverpool, L23 5TA

Offers in the region of £425,000



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## Ground Floor

### Entrance Hall

4'04 x 18'04 (1.32m x 5.59m)

UPVC frosted double glazed door to front elevation, laminate flooring, storage cupboard housing consumer unit, radiator, understairs storage.

### Cloakroom

3'06 x 5'10 (1.07m x 1.78m)

UPVC frosted double glazed window to front elevation, WC, wash hand basin, tiled splashback radiator, extractor fan.

### Lounge

Wooden framed single glazed double doors, UPVC double glazed window to front elevation, UPVC double glazed double door to rear elevation, radiator, electric fire, laminate flooring.

### Kitchen/Dining Room

10'10 x 15'07 (3.30m x 4.75m)

UPVC double glazed windows to front and rear elevation, UPVC double glazed door to side elevation, range of wall and base units, space for white goods, subway tiled splashback, gas hob with extractor fan, integrated appliances include, dishwasher, oven, radiator.

## First Floor

### Landing

11'08 x 8'03 (3.56m x 2.51m)

Feature UPVC double glazed arch window to rear elevation, carpet flooring, loft access, airing cupboard.

## Bedroom One

11'00 x 12'06 (3.35m x 3.81m)

UPVC double glazed window to front elevation, carpet flooring, radiator.

## En-Suite

10'10 x 2'09 (3.30m x 0.84m)

UPVC frosted double glazed window to rear elevation, full tiled, WC, wash hand basin, walk in shower, chrome towel rail.

## Bedroom Two

8'08 x 12'03 (2.64m x 3.73m)

UPVC double glazed windows to rear elevation, carpet flooring, radiator, fitted wardrobes.

## Bedroom Three

6'09 x 12'06 (2.06m x 3.81m)

UPVC double glazed window to front elevation, carpet flooring, radiator.

## Bathroom

8'04 x 5'06 (2.54m x 1.68m)

UPVC frosted double glazed windows to front elevation, full tiled, chrome towel rail, extractor fan, WC, wash hand basin, bath with shower above.

## Externally

### Front Garden

Block paved driveway, lawn, secure fencing, side access.

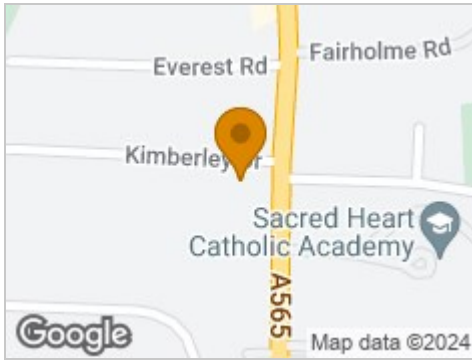
### Rear Garden

Side access, mainly laid to lawn, outside tap, shed, security light, secure fencing.





## Road Map



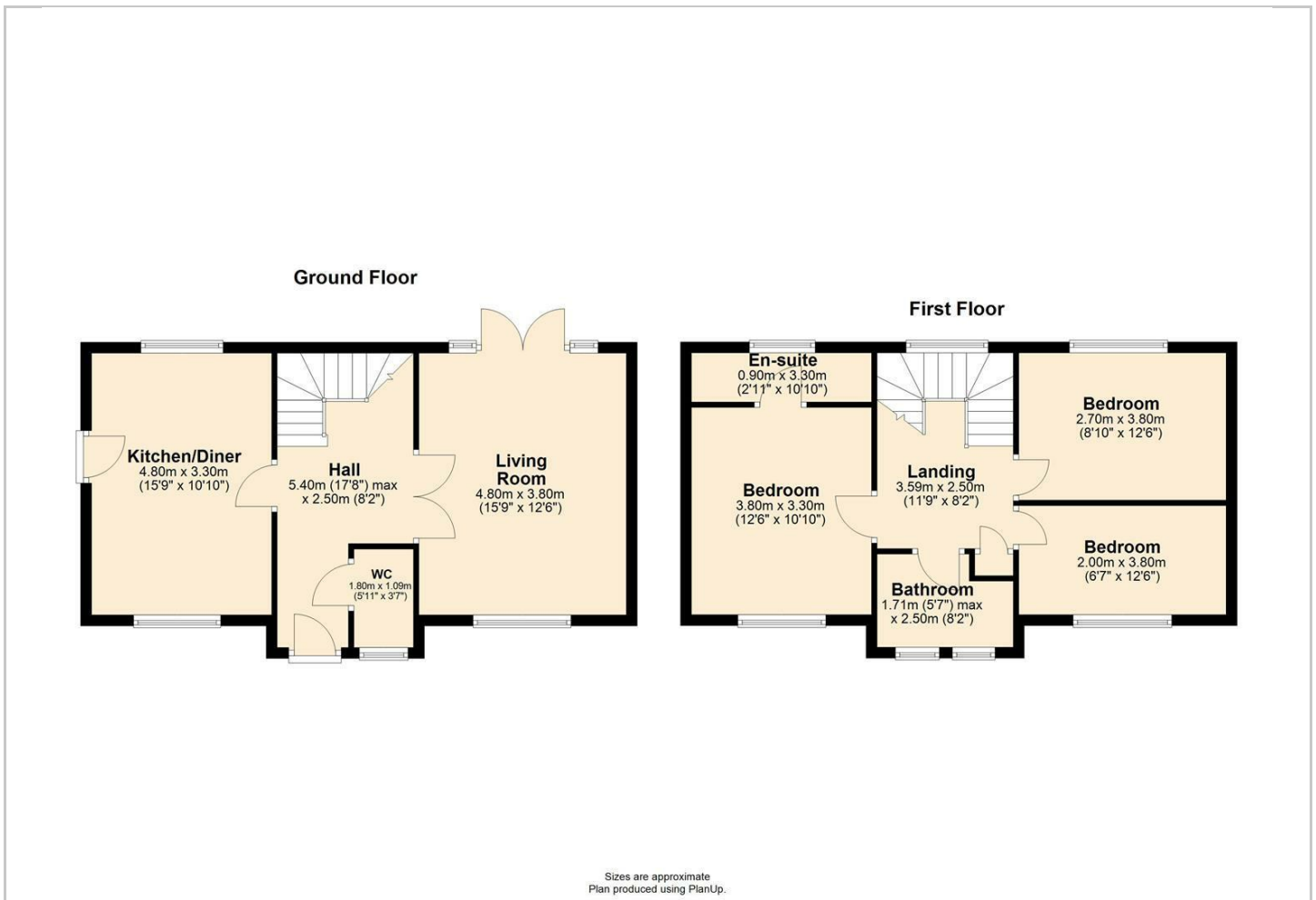
## Hybrid Map



## Terrain Map



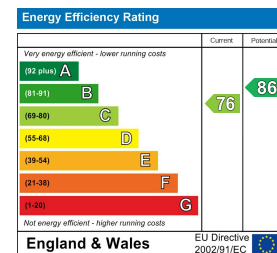
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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