



Campbell Drive, Liverpool  
£245,000



EPC rating: E

- Semi Detached
- Freehold
- Open Plan Kitchen/Family Room

- Three Bedrooms
- Extended
- Study



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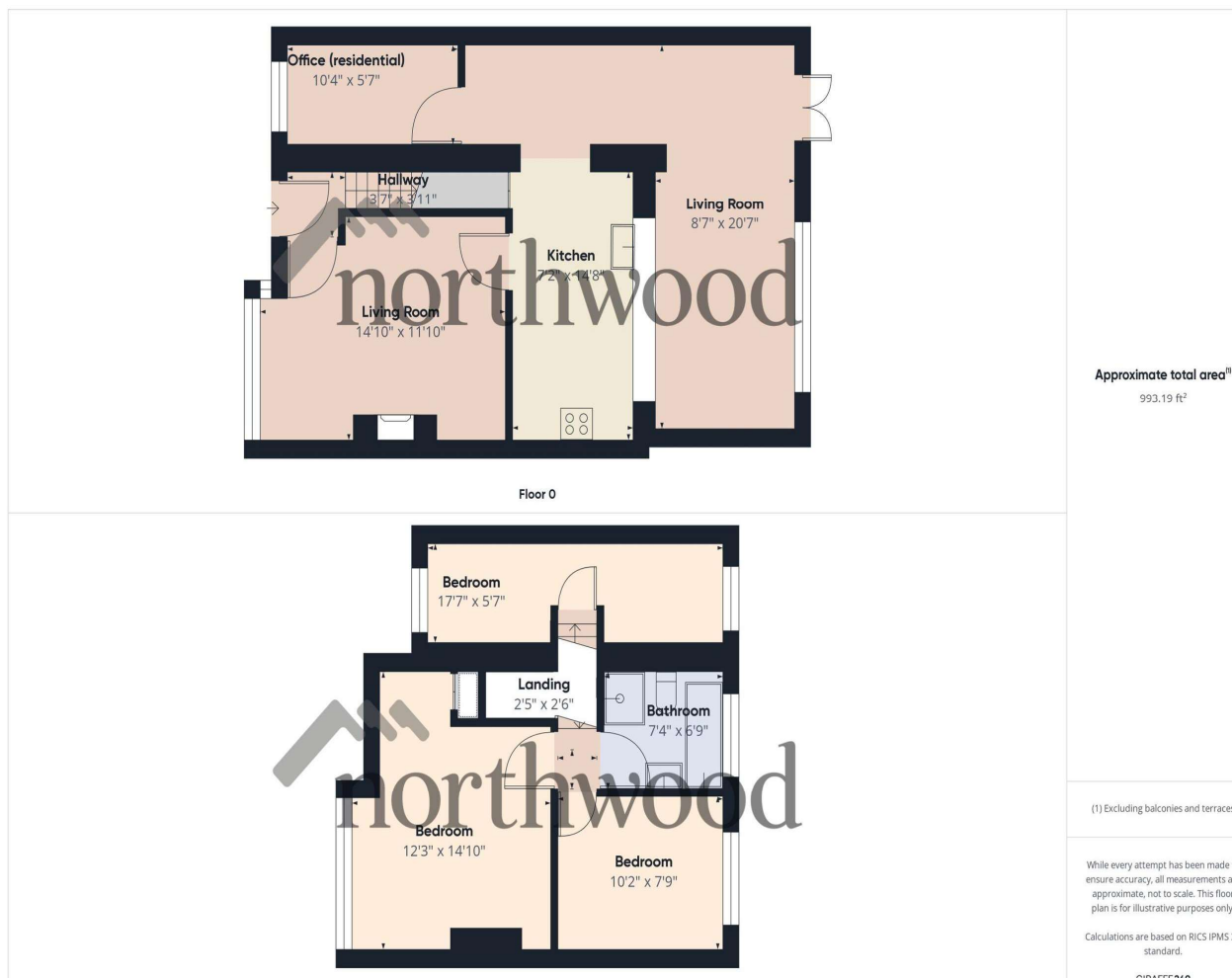
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## Description

This charming two-story semi detached property offers a total area of 1039 square feet, designed to maximize both comfort and functionality. The ground floor features dedicated spaces for work and relaxation, including an office, a spacious living room complemented by a cozy fireplace, and a fully equipped kitchen with a stove. Upstairs, the property presents a well-planned layout accommodating a convenient open plan kitchen and family room, a bathroom featuring both a bath and shower, and three comfortably-sized bedrooms. This house offers an ideal blend of shared and private spaces suitable for a variety of living arrangements.

Accommodation comprising; hallway, lounge, open plan kitchen, rear lounge and bar area, study, three bedrooms and four piece bathroom suite. Externally the property has rear garden and driveway parking to the front. The property benefits from having UPVC double glazing and gas central heating system.

## Floorplan



## Hallway

UPVC double glazed front door and double glazed over head window. Stairs to first floor.

## Lounge

UPVC double glazed bay window. Radiator. Wall mounted electric fire.

## Kitchen

Range of black wall and base units with work surface over. One and half bowl sink with mixer tap over. Integrated oven, hob and extractor hood. Integrated appliances including dish washer, washing machine and fridge freezer. Part ceramic tiled splash back. Ceramic tiled flooring. Inset spot lights. Under stairs storage. Open to;

## Bar

Ceramic tiled flooring. Bar area.

## Study

UPVC double glazed window to the front aspect. Radiator. Wood effect laminate flooring.

## Extended Rear Lounge

UPVC double glazed window to the rear aspect. UPVC double glazed "French" doors. UPVC sky light. Inset spot lights. Ceramic tiled flooring. Radiator.

## Stairs & Landing

Split level. Loft access.

## Bedroom One

UPVC double glazed window to the front aspect. Radiator. Feature led lit window. Storage cupboard.

## Bedroom Two

UPVC double glazed window to the rear aspect. Radiator. Wood effect laminate flooring.

## Bedroom Three

UPVC double glazed window to the front aspect. UPVC double glazed window to the rear aspect. Radiator.

## Bathroom

Paneled bath. Shower cubicle. W/C. Ceramic tiled flooring. UPVC double glazed window to the rear aspect.

## Rear Garden

Paved patio area. Rest laid to lawn. Shed.

Photographs



