



**Hobart Drive, Shevington Park, Kirkby, L33 4EG**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Benefitting from a double storey extension to the side and situated in sought after Shevington Park, Grosvenor Waterford are delighted to offer for sale this beautiful four bedroom semi detached property. The accommodation briefly comprises; entrance hall, lounge, family room and recently fitted white high gloss kitchen. To the first floor there are four bedrooms, family bathroom and an additional shower room. Outside there is a good sized south facing rear garden and open plan front garden with off road parking for a number of vehicles. The property also benefits from uPVC double glazing and gas central heating, with a new Ideal boiler fitted in 2023. A spacious and modern family home - early viewing highly recommended. .

£195,000



### Entrance Hall

front door, laminate flooring, stairs to first floor

### Lounge



uPVC double glazed window to front aspect, feature fireplace, radiator, laminate flooring

### Breakfast Kitchen 13'1" x 8'0" (4.00m x 2.45m)



new kitchen fitted in 2020 with a good range of white high gloss base and wall cabinets with complementary black worktops, integrated oven and hob with extractor over and integrated dishwasher, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, inset ceiling spotlights, two uPVC double glazed windows to rear aspect

### Family Room 23'4" x 8'2" (7.13m x 2.51m)



fabulous entertaining space with uPVC double glazed window to front aspect and uPVC double glazed french doors to the rear garden, two radiators, laminate flooring

### First Floor

#### Landing

access to loft space

**Bedroom 1 7'11" x 13'1" (2.43m x 4.01m)**

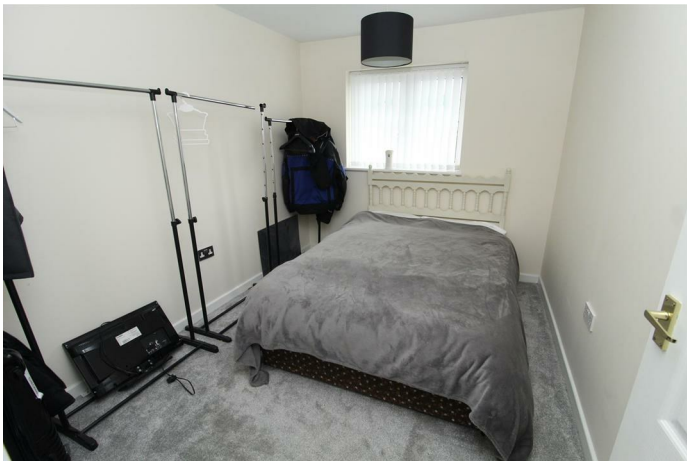


uPVC double glazed window to front aspect, radiator, built in cupboard

**Family Bathroom 5'7" x 6'5" (1.72m x 1.97m)**

adjoining the main bedroom so could be made into an ensuite white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled floor and walls

**Bedroom 2 10'6" x 8'3" (3.21m x 2.52m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 3 5'4" x 14'7" (1.63m x 4.45m)**

two uPVC double glazed windows to rear aspect, radiator, laminate flooring

**Bedroom 4 9'1" x 6'5" (2.79m x 1.97m)**



**Additional Shower Room 6'9" x 4'11" (2.06m x 1.51m)**



white suite comprising; shower cubicle with mains shower, low level w.c. and wall hung wash hand basin, radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

**Outside**

**South Facing Rear Garden**

good sized rear garden with patio area and lawn

**Front Garden**

open plan front with curved tarmac driveway

**Additional Information**

Tenure : Freehold  
Council Tax Band : B  
Local Authority : Knowsley

**Agents Note**

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