



# 13 Sunningdale Drive

, Liverpool, L23 7XA

**£725,000**



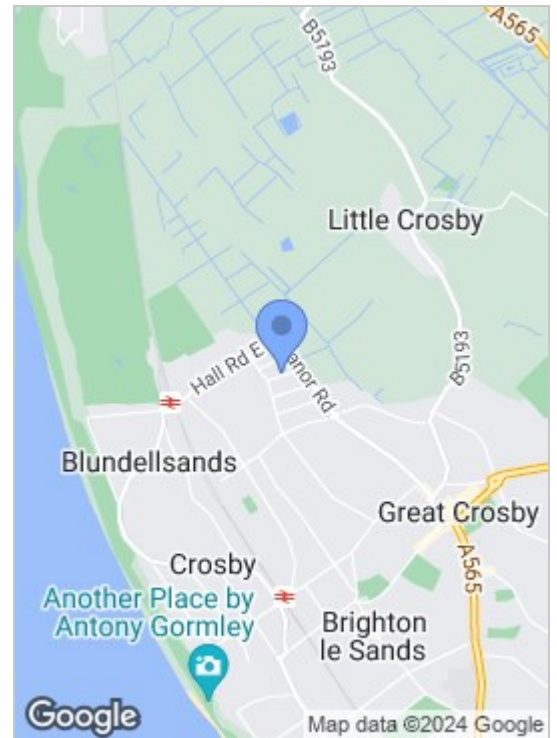
Abode are delighted to offer for sale this truly STUNNING FOUR BEDROOM DORMA BUNGELow situated in a highly sought after Blundellsands location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links, a number of top quality schools in the area & with Crosby beach just a stone's throw away, Sunningdale Drive has everything to offer the potential buyer.

The property itself briefly comprises a bright and spacious reception hallway, front lounge, open plan kitchen/dining area with utility area, two downstairs DOUBLE bedrooms with versatile use and family bathroom all to the ground floor. To the upper Floor there are two DOUBLE bedrooms, one with ensuite shower room and the other with separate WC. There is also the added bonus of large wardrobe space.

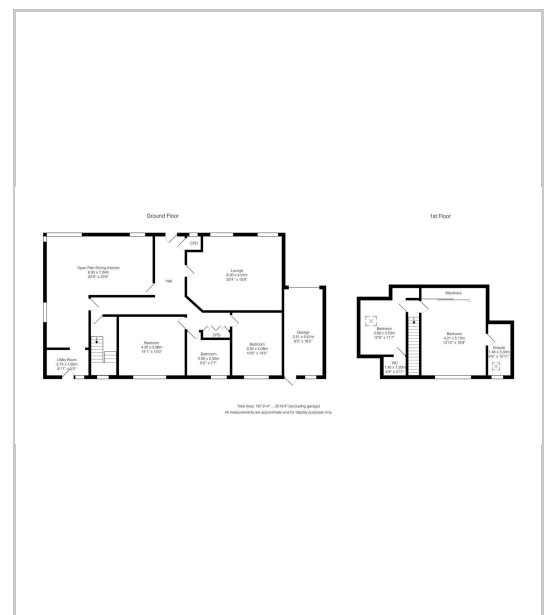
Outside there is a beautifully landscaped and secluded rear garden & to the front there is a NEWLY PAVED driveway to provide off road parking for multiple cars and garage. CALL NOW FOR AN EARLY VIEWING ON 0151 909 3003.



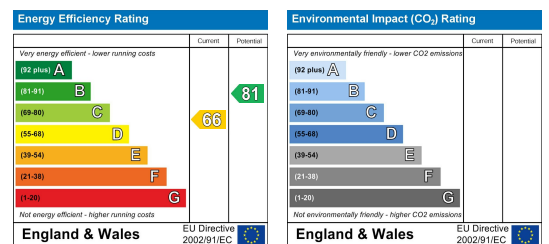
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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