



BerkeleyShaw

28 Coronation Drive, Liverpool, L23 3BN

Asking Price £550,000

****A Stunning Five Double Bedroom Character Residence in the Heart of Crosby****

Situated in the heart of Crosby, this substantial 5 DOUBLE BEDROOMS family home offers spacious accommodation arranged over three floors. Rich in PERIOD CHARM yet thoughtfully updated for modern living, the property benefits from off-road parking for two vehicles, a beautiful SOUTH-FACING GARDEN and brick-built stores with electricity. Ideally located close to highly regarded SCHOOLS Crosby VILLAGE, local shops, transport links and the BEACH.

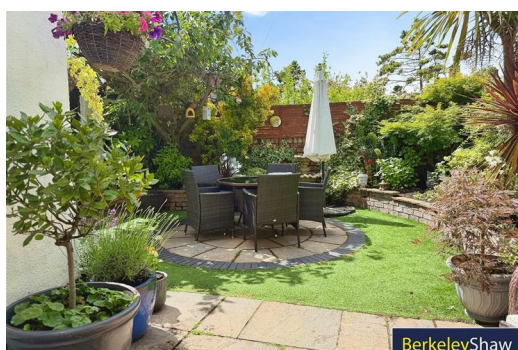
From the moment you enter, the impressive leaded coloured glass entrance and magnificent solid WOOD STAIRCASE create an immediate sense of CHARACTER and grandeur. High ceilings, fireplaces and attractive period detailing continue throughout.

The elegant front reception room enjoys a large BAY WINDOW and FEATURE FIREPLACE with living flame gas fire. The second reception room is equally impressive, boasting decorative ceiling plasterwork, a further living flame gas fire and patio doors opening directly onto the south-facing rear garden.

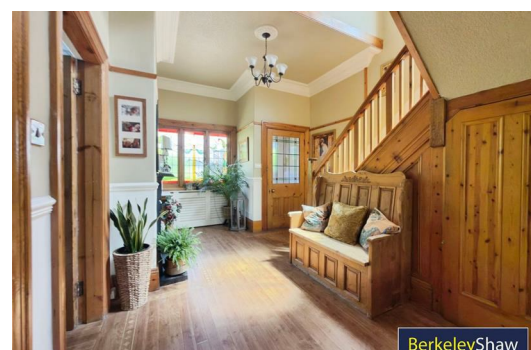
The EXTENDED kitchen has been remodelled and updated within the last three years to provide a sleek contemporary finish. Offering excellent storage, workspace and a generous dining area, it is perfectly suited to modern family life, with patio doors to the garden. A convenient ground floor WC completes the accommodation.



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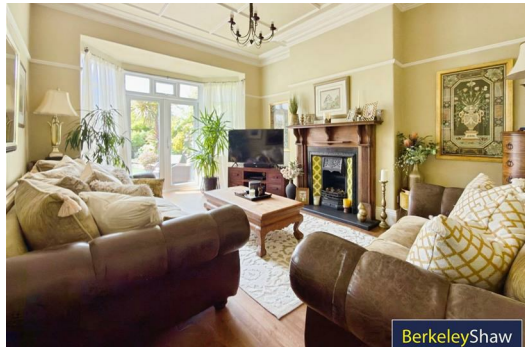
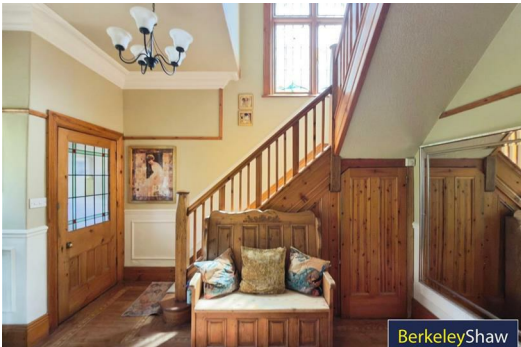


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- Hall
- Front Room
- Lounge
- Dining Kitchen
- Downstairs WC
- Landing
- Bedroom 1
DOUBLE
- Bedroom 2
DOUBLE
- Bedroom 3
DOUBLE
- Bedroom 4
DOUBLE
- Family Bathroom
- Bedroom 5
DOUBLE to the 2nd floor
- En-Suite (Bed 5)
Located on second floor
- Outdoor Brick Store

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

