



Calder Close | | Kirkby | L33 4DA

£225,000



Calder Close |
Kirkby | L33 4DA
£225,000

Stunning 3-Bedroom Semi-Detached Home in Exclusive Shevington Park Cul-de-Sac

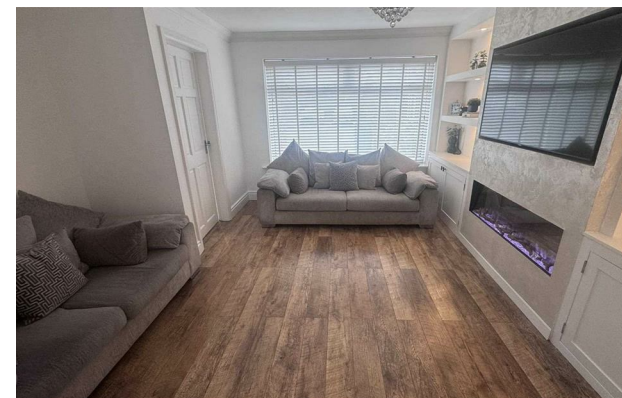
Tucked away in an exceptionally quiet cul-de-sac on the highly sought after private Shevington Park Estate, this beautifully presented three bedroom semi detached property offers space, versatility and modern family living at its best. Perfectly positioned for excellent schools, local shops and a range of recreational amenities, it's an ideal choice for growing families and commuters alike.

Key Features

- Close to Local Amenities
- Double Glazing
- Large Garden
- Off Road Parking
- Council Tax Band "B"
- Close to Town Centre
- Gas Central Heating
- Modern Kitchen
- Epc Rated
- Loft Conversion

- Hall**
10'6" x 6'7" (3.20 x 2.00 (2.01))
- Lounge**
13'11" x 13'1" (4.25 (4.24) x 4.00 (3.99))
- Kitchen**
25'0" x 9'10" (7.62 x 3.00)
- Dining Area**
- Extension**
17'1" x 7'10" (5.20 (5.21) x 2.40 (2.39))
- Landing**
8'10" x 6'7" (2.70 (2.69) x 2.00 (2.01))

- Bedroom 1**
10'2" x 12'2" (3.10 x 3.70 (3.71))
- Bedroom 2**
10'2" x 11'10" (3.10 x 3.60 (3.61))
- Bedroom 3**
7'9" x 6'6" (2.36 x 1.99 (1.98))
- Bathroom**
5'7" x 6'5" (1.70 x 1.95 (1.96))
- Loft Room**
16'9" x 8'2" (5.10 (5.11) x 2.50 (2.49))
- Garden**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band B
EPC Rating D

14 Park Brow Drive
Kirkby
Merseyside
L32 6QP
0151 289 8585
jodie@dorankennedy.co.uk