



BerkeleyShaw

1A Kimberley Drive, Liverpool, L23 5TA

Offers In The Region Of £450,000

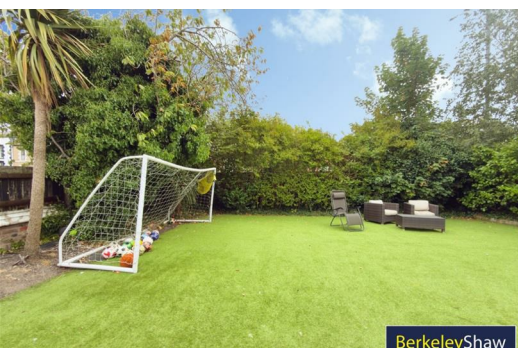
IMPRESSIVE FOUR DOUBLE BEDROOM | OVER 1,700 SQ FT | THREE STOREYS | LARGE CORNER PLOT | PARKING FOR THREE CARS

Occupying a CORNER PLOT, this impressive 4 DOUBLE BEDROOM SEMI-DETACHED MEWS-STYLE HOME offers more than 1,700 SQ FT of beautifully proportioned family accommodation arranged across THREE FLOORS. Modern, spacious and wonderfully versatile, the property is ideally suited to growing families and enjoys a highly convenient location close to EXCELLENT LOCAL SCHOOLS and amenities. Outside, there is DRIVEWAY PARKING FOR 3 CARS together with an attractive, EASY-MAINTENANCE ARTIFICIAL LAWNED GARDEN and REAR COURTYARD AREA.

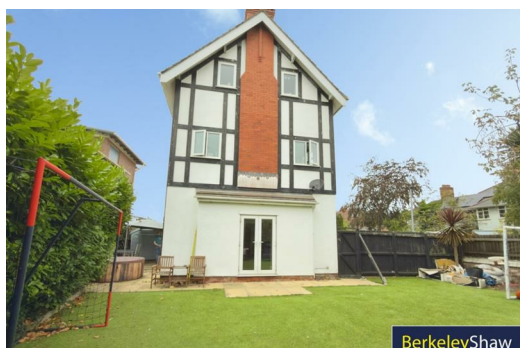
The ground floor begins with a BRIGHT AND WELCOMING ENTRANCE HALLWAY leading through to a spacious KITCHEN/DINING ROOM, providing an excellent everyday family and entertaining space. Continuing through is the GENEROUS dual-aspect LOUNGE, with PATIO DOORS opening directly onto the sunny garden and allowing plenty of natural light into the room. A particularly useful DOWNSTAIRS WC/LAUNDRY ROOM completes the ground-floor accommodation.

To the first floor, the PRINCIPAL BEDROOM is an excellent-sized double and benefits from its own EN-SUITE SHOWER ROOM. Bedroom two is another LARGE DOUBLE BEDROOM featuring an attractive BAY WINDOW overlooking the front aspect. A stylish FAMILY BATHROOM with a FULL-SIZE BATH and over shower serves this floor.

An attractive SOLID WOOD STAIRCASE continues to the second floor, where there are TWO FURTHER DOUBLE BEDROOMS together with an additional SHOWER ROOM. This upper floor offers superb flexibility for older children, teenagers, guests or those requiring dedicated HOME-OFFICE SPACE.



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Hall

13'0" x 5'8" (3.98 x 1.74)

Kitchen/Dining Room

23'1" x 9'9" (7.06 x 2.99)

Living Room

19'3" x 12'9" (5.89 x 3.89)

Utility/WC/Laundry

5'9" x 5'7" (1.76 x 1.71)

Bedroom 1 - Ensuite

19'3" x 12'8" (5.88 x 3.88)

DOUBLE

Ensuite

Bedroom 2

14'4" x 9'9" (4.38 x 2.99)

DOUBLE

Family Bathroom

7'9" x 4'5" (2.37 x 1.35)

Bedroom 3 - 2nd Floor

19'2" x 12'7" (5.85 x 3.85)

DOUBLE

Bedroom 4 - 2nd Floor

13'1" x 12'7" (4.01 x 3.85)

DOUBLE

Shower Room - 2nd Floor

8'0" x 5'5" (2.46 x 1.66)

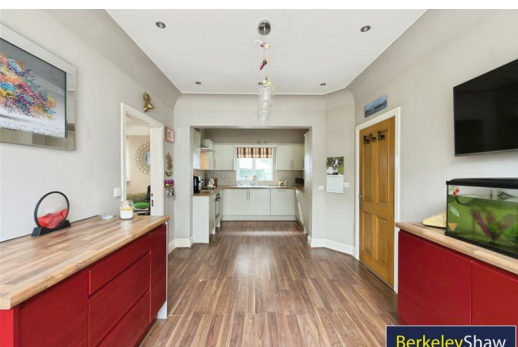
2nd Floor Landing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

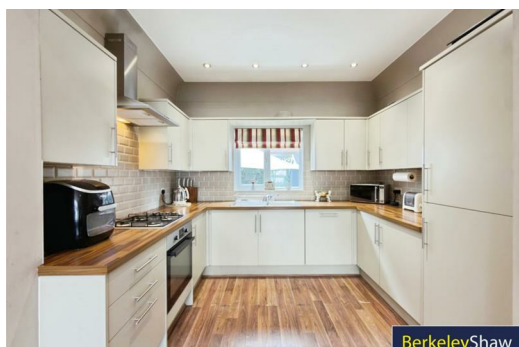
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



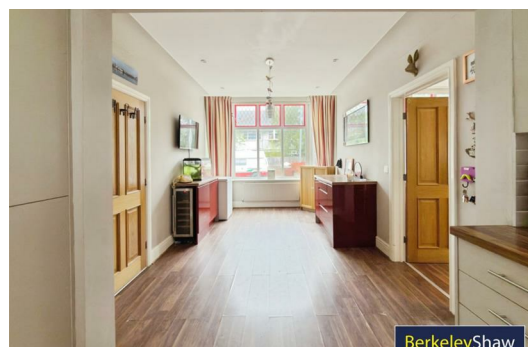
TOTAL FLOOR AREA: 1724 sq. ft. (160.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.
 Made with Hertsplan 12/09



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