



Calder Close | | Kirkby | L33 4DA

£225,000



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

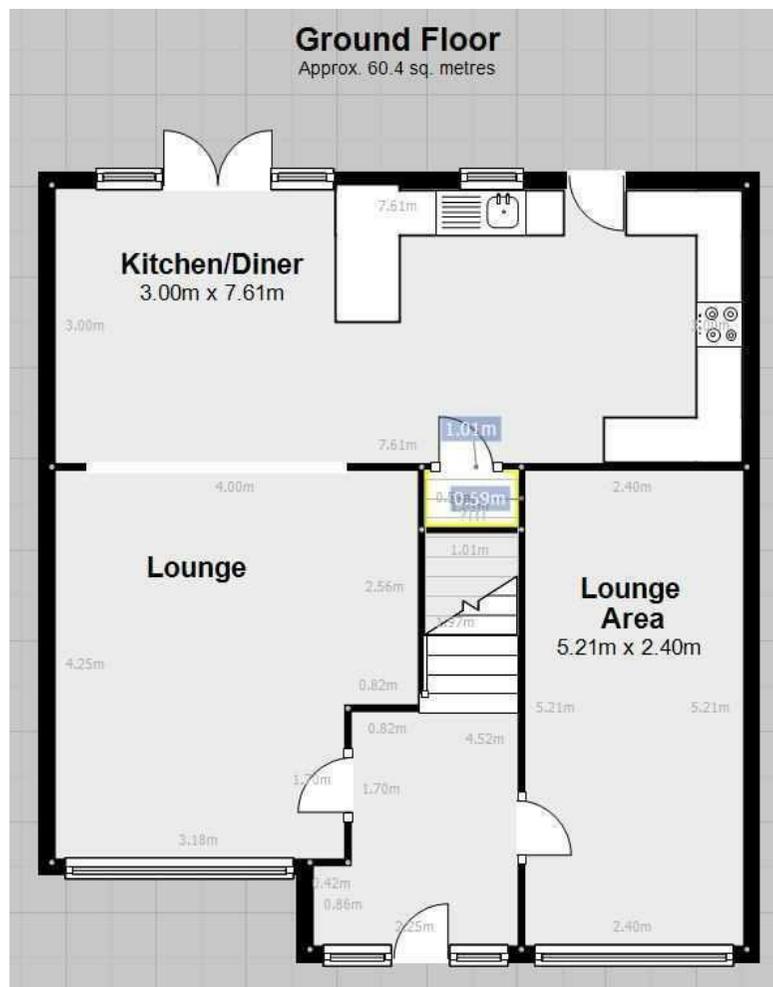
Tucked away in an exceptionally quiet cul-de-sac on the highly sought after private Shevington Park Estate, this beautifully presented three bedroom semi detached property offers space, versatility and modern family living at its best. Perfectly positioned for excellent schools, local shops and a range 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band B  
EPC Rating

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