



Shelley Court | Kirkby | Liverpool | L32 9SQ

£315,000



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Welcome to this charming detached house located in the desirable Shelley Court area of Kirkby, Liverpool. This spacious property boasts an impressive 1,140 square feet of living space, making it an ideal family home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. With four well-proportioned bedrooms, there is plenty of room for family members or guests, offering comfort and privacy for everyone.

- Priced for a quick sale.
- 2 modern bathrooms
- 2 cosy reception rooms
- Detached house in Kirkby
- 1,140 sq ft of space
- Close to local schools
- Near public transport links
- Quiet residential area
- Ideal family home
- EV Charging Point



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	

Council Tax Band D  
 EPC Rating

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