



## 31 Lupton Drive, Liverpool, L23 9UA

### Asking Price £250,000

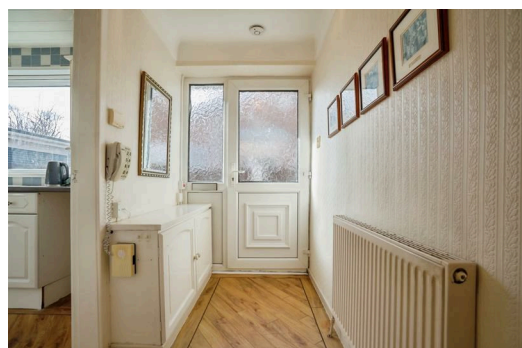
A rare opportunity to acquire a TRUE BUNGALOW in the ever-popular area of Crosby, offered with NO CHAIN and FREEHOLD tenure.

This semi-detached bungalow has been thoughtfully reconfigured from two double bedrooms to create one double bedroom, allowing for a superb LARGE OPEN-PLAN lounge and dining space. The result is a bright, spacious and versatile living area, perfect for modern living and entertaining.

The property benefits from a detached garage, ideal for additional STORAGE, particularly appealing for those looking to downsize without compromising on space. To the rear, the easy-maintenance paved garden provides a private setting for enjoying the SUMMER months with minimal upkeep required. To the front and side is driveway parking for multiple vehicles.

The bathroom is fitted with a well-equipped cubicle shower, offering practicality and comfort. The fitted kitchen has a range of base and high level white gloss fitted units, white one and half sink and drainer plus the Valliant Combi Boiler.

Situated in a sought-after residential location in Crosby, this is a rare opportunity to secure a genuine bungalow with no stairs, combining convenience, comfort and low-maintenance living. Early viewing is highly recommended.



# Hall

## Lounge Dining Room

19'0" x 11'7" (5.80 x 3.54)

## Family Room/2nd Bedroom

13'8" x 8'3" (4.18 x 2.54)

Originally a 2nd double bedroom, the wall has been knocked through to create a larger open-plan living/dining space.

## Kitchen

10'11" x 7'8" (3.35 x 2.35)

## Bedroom 1

11'5" x 11'1" (3.48 x 3.38)

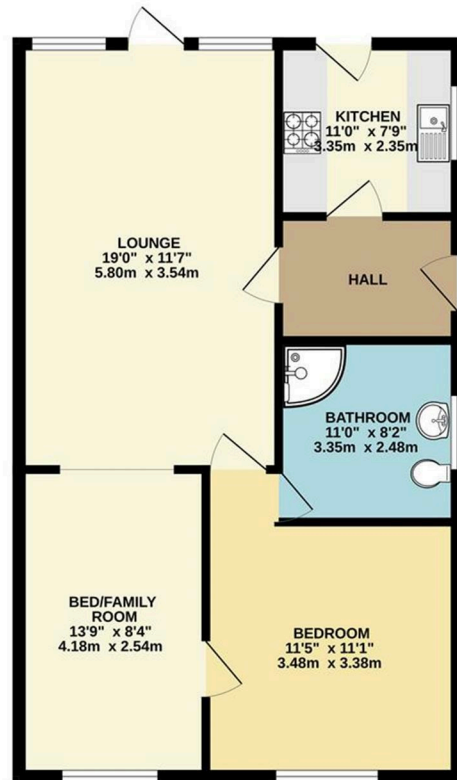
DOUBLE

## Shower Room

10'11" x 8'1" (3.35 x 2.48)

## Garage

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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