



21 Coronation Road, Liverpool, L23 5RD

Offers Over £290,000

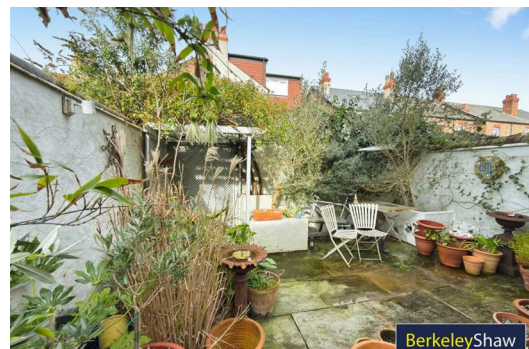
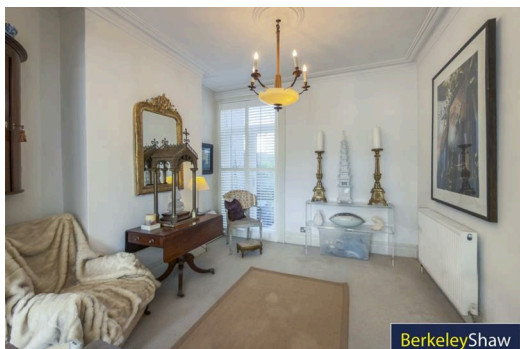
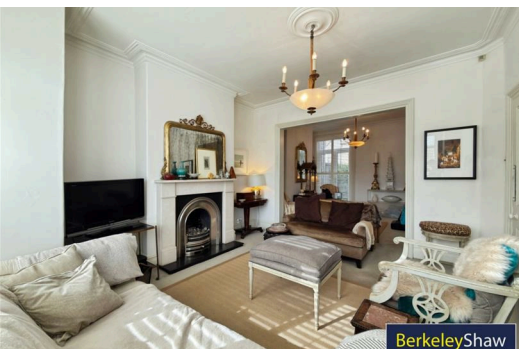
A charming and spacious THREE DOUBLE BEDROOM mid-terrace CHARACTER PROPERTY, ideally positioned in a PRIME CENTRAL CROSBY location directly opposite Coronation Park.

This beautifully presented home offers a generous THROUGH LOUNGE / FAMILY ROOM with PATIO DOORS opening onto a SUNNY REAR COURTYARD, perfect for AL FRESCO DINING and outdoor entertaining. The courtyard provides an inviting, low-maintenance space ideal for pots and seating.

The property also benefits from a LARGE KITCHEN DINING ROOM, offering ample space for family living and entertaining. To the first floor, there are THREE DOUBLE BEDROOMS, including a well-proportioned second bedroom with EN-SUITE SHOWER ROOM, along with a modern FAMILY BATHROOM.

Situated within walking distance of Crosby Beach and a vibrant selection of LOCAL RESTAURANTS, BARS and AMENITIES, this FREEHOLD property combines character, space and an unbeatable location.

Early viewing is highly recommended.



Hall

Lounge

16'0" x 13'1" (4.89 x 3.99)

Family Room

11'6" x 11'5" (3.53 x 3.48)

Kitchen/Diner

18'7" x 11'3" (5.67 x 3.45)

Bedroom 1

17'6" x 12'11" (5.35 x 3.94)

DOUBLE - Located to the front aspect with two windows and modern fitted cupboards above bed. Fitted carpet.

Bedroom 2

12'9" x 11'6" (3.89 x 3.53)

DOUBLE - To the rear aspect with ensuite shower room adjoining.

Ensuite to Bedroom 2

6'9" x 4'10" (2.08 x 1.48)

Bedroom 3

11'3" x 9'5" (3.44 x 2.88)

DOUBLE - To the rear aspect, currently used as dressing room.

Bathroom

6'11" x 6'9" (2.12 x 2.08)

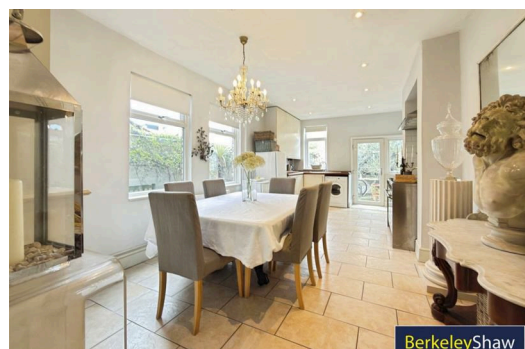
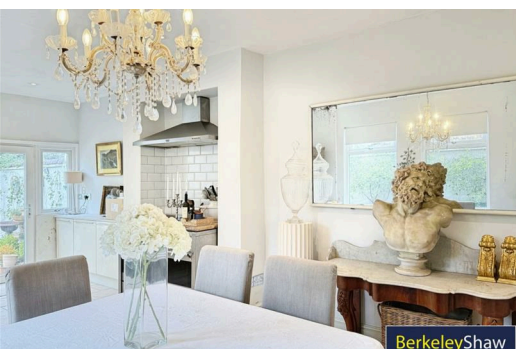
Landing



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, rooms, fixtures and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Manager 12/25

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		
	72	82
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		



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