



## 47 Coronation Drive, Liverpool, Merseyside L23 3BW

### Offers Over £475,000

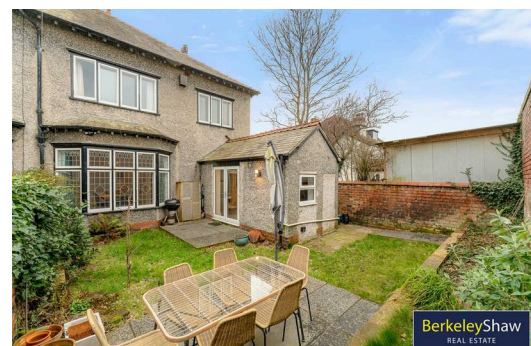
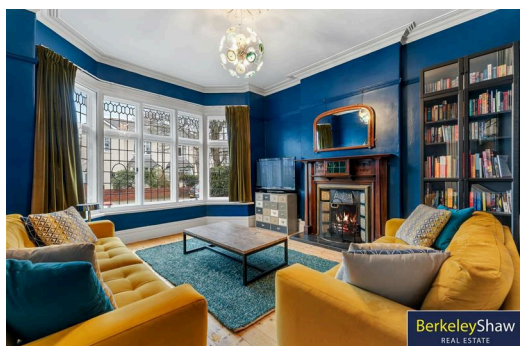
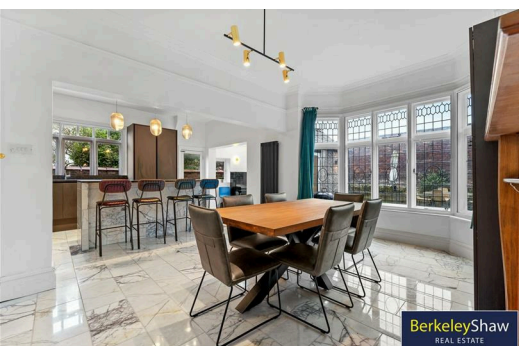
NO CHAIN – A RARE OPPORTUNITY to acquire a truly STUNNING 5 BEDROOM SEMI-DETACHED CHARACTER PROPERTY in the HEART OF CROSBY VILLAGE.

Brimming with ORIGINAL FEATURES, this impressive family home boasts HIGH CEILINGS, STAINED GLASS WINDOWS, and beautiful WROUGHT IRON FIREPLACES throughout, offering charm and character rarely found on the market today. The property has been thoughtfully enhanced to create a large open plan Kitchen/Dining room and Snug. A brand NEW HOWDENS KITCHEN, complete with a feature BREAKFAST BAR with LEATHERED GRANITE worksurface, perfectly suited for modern family living and entertaining. The kitchen flows into a spacious FAMILY DINING AREA, featuring an ORIGINAL FIREPLACE and a large BAY WINDOW overlooking the rear walled GARDEN. A NEW DOWNSTAIRS SHOWER ROOM further adds to the convenience of the ground floor accommodation.

To the GROUND FLOOR, the property briefly comprises PORCH, ENTRANCE HALL, TWO RECEPTION ROOMS, WC, and UTILITY ROOM. To the FIRST FLOOR there are Four GENEROUS DOUBLE BEDROOMS and a FAMILY BATHROOM. The SECOND FLOOR offers a fifth BEDROOM along with a useful STORAGE ROOM, ideal for growing families or home office space.

Externally, the property benefits from DRIVEWAY PARKING TO THE FRONT – A RARE FEATURE IN THIS LOCATION. To the rear is a newly levelled PRIVATE WALLED GARDEN with PATIO AREA providing an excellent outdoor space for relaxation and entertaining.

The property is FREEHOLD and ideally situated close to excellent SCHOOLS, Crosby BEACH AND PARKS. An AMAZING OPPORTUNITY to purchase a CHARACTERFUL FAMILY HOME in one of Crosby's most sought-after locations. EARLY VIEWING IS HIGHLY RECOMMENDED.



## Vestibule

## Hall

11'5" x 10'2" (3.50 x 3.10)

## Front Lounge

14'9" x 13'5" (4.50 x 4.10)

## Kitchen

16'4" x 12'5" (5.0 x 3.80)

## Dining Room

16'4" x 12'5" (5.0 x 3.80)

## Cloakroom

## Downstairs Shower Room

8'2" x 5'2" (2.50 x 1.60)

## Family Room

11'9" x 8'2" (3.60 x 2.50)

## Downstairs WC

7'6" x 3'11" (2.30 x 1.2)

## Bedroom 1

17'4" x 13'5" (5.30 x 4.10)

DOUBLE

## Bedroom 2

12'5" x 10'2" (3.80 x 3.10)

DOUBLE

## Bedroom 3

14'4" x 12'6" (4.38 x 3.82)

DOUBLE

## Bedroom 4

11'7" x 10'9" (3.54 x 3.29)

DOUBLE

## Bathroom

8'2" x 9'5" (2.51 x 2.88)

## Bedroom 5 - Second Floor

16'2" x 7'7" (4.95 x 2.32)

SINGLE

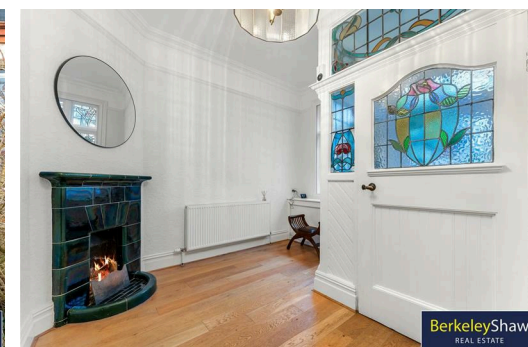
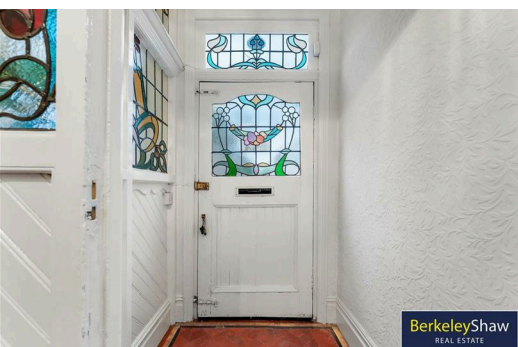
## Storage Room

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2116 sq.ft. (196.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the BerkeleyShaw floor measurements of plans, sections, elevations and any other data, the Agency and its representatives shall be under no obligation or responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Agency, its agents and representatives cannot bear any responsibility and no guarantee as to their accuracy or efficiency can be given.  
 Made with Metaphor (2020)



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

