BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

1A Kimberley Drive, Liverpool, L23 5TA

Offers In The Region Of £425,000

IMPRESSIVE FOUR DOUBLE BEDROOM | OVER 1,700 SQ FT | THREE STOREYS | LARGE CORNER PLOT | PARKING FOR THREE CARS

Occupying a CORNER PLOT, this impressive 4 DOUBLE BEDROOM SEMI-DETACHED MEWS-STYLE HOME offers more than 1,700 SQ FT of beautifully proportioned family accommodation arranged across THREE FLOORS. Modern, spacious and wonderfully versatile, the property is ideally suited to growing families and enjoys a highly convenient location close to EXCELLENT LOCAL SCHOOLS and amenities. Outside, there is DRIVEWAY PARKING FOR 3 CARS together with an attractive, EASY-MAINTENANCE ARTIFICIAL LAWNED GARDEN and REAR COURTYARD AREA.

The ground floor begins with a BRIGHT AND WELCOMING ENTRANCE HALLWAY leading through to a spacious KITCHEN/DINING ROOM, providing an excellent everyday family and entertaining space. Continuing through is the GENEROUS dual-aspect LOUNGE, with PATIO DOORS opening directly onto the sunny garden and allowing plenty of natural light into the room. A particularly useful DOWNSTAIRS WC/LAUNDRY ROOM completes the ground-floor accommodation.

To the first floor, the PRINCIPAL BEDROOM is an excellent-sized double and benefits from its own EN-SUITE SHOWER ROOM. Bedroom two is another LARGE DOUBLE BEDROOM featuring an attractive BAY WINDOW overlooking the front aspect. A stylish FAMILY BATHROOM with a FULL-SIZE BATH and over shower serves this floor.

An attractive SOLID WOOD STAIRCASE continues to the second floor, where there are TWO FURTHER DOUBLE BEDROOMS together with an additional SHOWER ROOM. This upper floor offers superb flexibility for older children, teenagers, guests or those requiring dedicated HOME-OFFICE SPACE.

Hall
13'0" x 5'8" (3.98 x 1.74)

Kitchen/Dining Room
23'1" x 9'9" (7.06 x 2.99)

Living Room
19'3" x 12'9" (5.89 x 3.89)

Utility/WC/Laundry
5'9" x 5'7" (1.76 x 1.71)

Bedroom 1 - Ensuite
19'3" x 12'8" (5.88 x 3.88)
DOUBLE

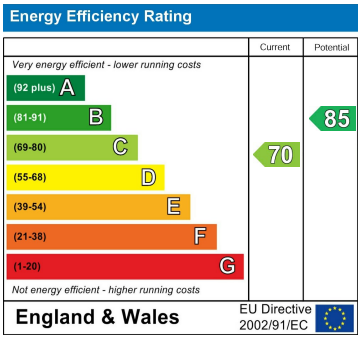
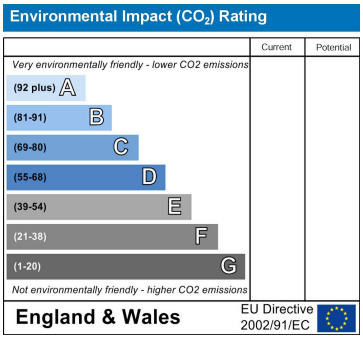
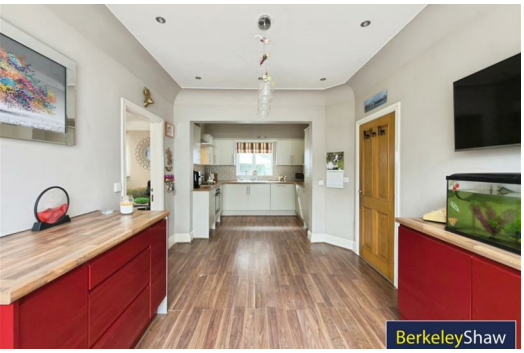
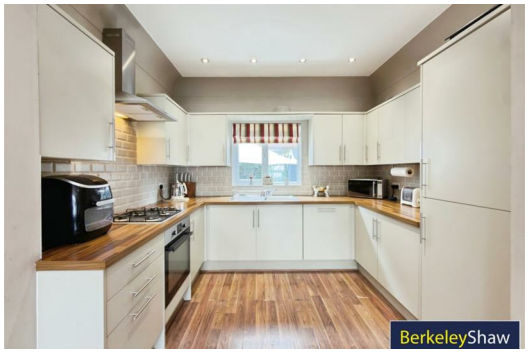
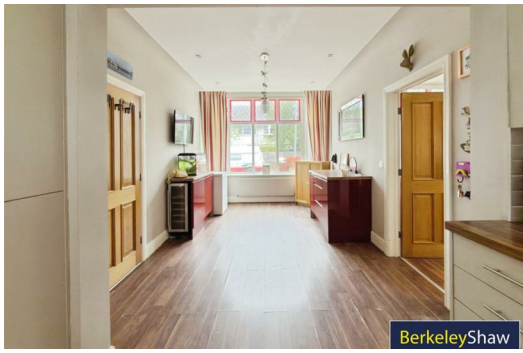
Ensuite

Bedroom 2
14'4" x 9'9" (4.38 x 2.99)
DOUBLE

Family Bathroom
7'9" x 4'5" (2.37 x 1.35)

Bedroom 3 - 2nd Floor
19'2" x 12'7" (5.85 x 3.85)
DOUBLE

Bedroom 4 - 2nd Floor
13'1" x 12'7" (4.01 x 3.85)
DOUBLE

Shower Room - 2nd Floor
8'0" x 5'5" (2.46 x 1.66)

2nd Floor Landing