



9 Hillary Drive, Liverpool, L23 9SY

Asking Price £230,000

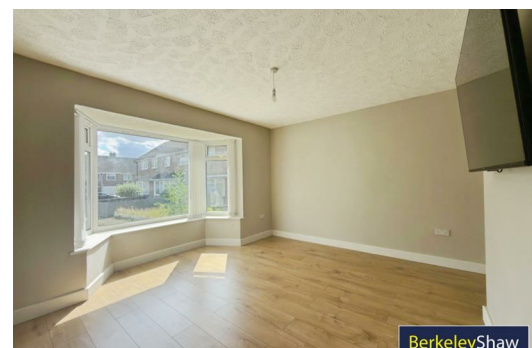
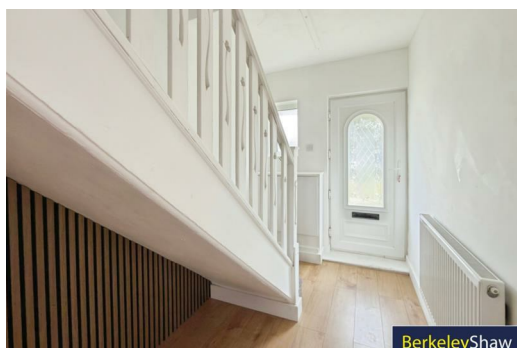
****EXTENDED & RENOVATED Three-Bedroom End-Terrace Home on a Generous CORNER PLOT – No Onward Chain** FREEHOLD**

Occupying a substantial corner plot with a large garden, this fully renovated three-bedroom end-terrace property offers spacious, beautifully presented accommodation with excellent POTENTIAL for further development, subject to the necessary permissions.

The home has been comprehensively refurbished throughout, including a stylish NEW KITCHEN and BATHROOM, NEW FLOORING, replastered walls and new skirting boards. It has also been FULLY REWIRED with an Electrical Installation Condition Report (EICR), while a NEW BOILER was installed in 2025. Further improvements include new ground-floor WINDOWS.

The extended ground floor provides versatile living space, complemented by a convenient WC and laundry area. Upstairs are three well-proportioned bedrooms and the newly fitted family bathroom. A loft ladder provides easy access to the partially boarded attic, offering useful additional storage.

Outside, the impressive CORNER PLOT and LARGE GARDEN provide plenty of space for entertaining, children's play or possible future extension and landscaping.



Hall
5'10" x 12'0" (1.78 x 3.66)

Front Lounge
13'5" x 14'7" (4.11 x 4.45)

Kitchen
11'8" x 8'2" (3.56 x 2.51)

Dining Room
7'6" x 9'1" (2.31 x 2.79)

Family Room
10'0" x 12'11" (3.06 x 3.95)

WC/Laundry
6'3" x 5'10" (1.92 x 1.80)

Bedroom 1
11'7" x 10'10" (3.55 x 3.31)

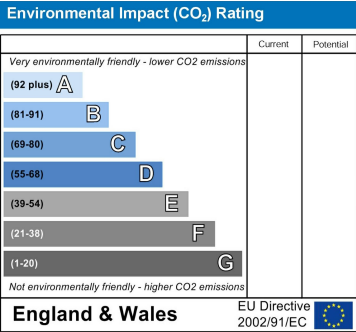
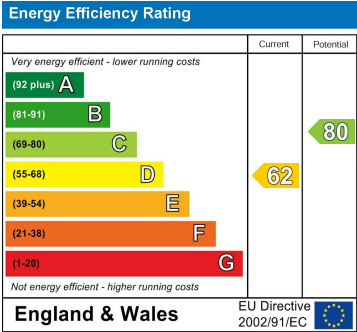
Bedroom 2
11'8" x 8'4" (3.56 x 2.55)

Bedroom 3
8'4" x 9'0" (2.55 x 2.75)

Bathroom
7'7" x 6'3" (2.32 x 1.92)



TOTAL FLOOR AREA - 1155 sq ft (107.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used to verify any prospective purchase. The various, systems and appliances shown here are not fitted and no guarantee as to their availability or efficiency can be given.
Hague and Hargrave (2006)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

