



4 Lupton Drive, Liverpool, L23 9UA

Offers In The Region Of £310,000

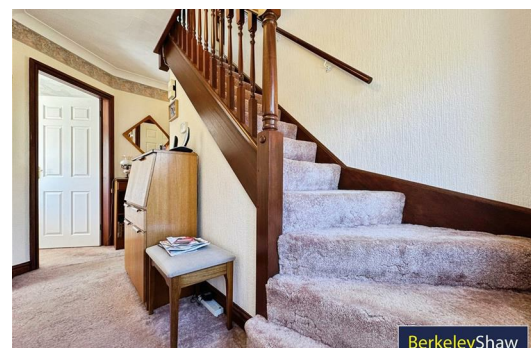
Located on the ever-popular Lupton Drive in Crosby, this beautifully presented detached bungalow is offered to the market with no onward chain, making it an ideal choice for buyers looking for a smooth and stress-free move.

Set on a quiet and sought-after residential road, the property has been well maintained throughout and provides spacious, flexible accommodation that's ready to move straight into.

Upon entering, you are greeted by a welcoming entrance hall that leads to a light-filled lounge and a spacious kitchen with breakfast bar, perfect for casual dining or entertaining. A bright and airy dining room offers further living space, while a conservatory provides a tranquil spot to enjoy views of the garden all year round. The ground floor also features a double bedroom and a modern shower room, offering convenient single-level living if required. Upstairs, the property offers two generously sized double bedrooms, along with an additional contemporary shower room, making it ideal for guests or family members.

Externally, the home is surrounded by beautifully maintained mature gardens to the front and rear, creating private and peaceful outdoor spaces to relax or entertain. A long driveway provides ample off-road parking and leads to a detached garage, offering excellent storage or workspace potential.

The property further benefits from double glazing and gas central heating.



Entrance hall

UPVC double glazed window to side elevation, stairs to first floor, radiator, storage cupboard under stairs.

Living room

UPVC double glazed sliding door to rear elevation, radiator, gas fire & door leading to conservatory.

Kitchen

UPVC double glazed window to side elevation, range of wall and base units, breakfast island, induction hob, electric oven, extractor fan, 1 1/2 bowl sink with chrome mixer tap & combi boiler.

Conservatory

UPVC double glazed windows and door to rear elevation, part brick built, radiator & wall lights.

Dining room/bedroom

UPVC double glazed window to front elevation & radiator.

Bedroom 1

UPVC double glazed door to front elevation, radiator.

Shower room

UPVC frosted double glazed window to side elevation, WC, wash hand basin, walk in shower, full tiled, radiator.

Landing

Fitted cupboards, feature circular window, loft access, radiator.

Bedroom 2

UPVC double glazed window to rear elevation, fitted wardrobe & radiator.

Bedroom 3

UPVC double glazed window to rear elevation, radiator & fitted wardrobes.

Shower room

Laminate flooring, radiator, part tiled, WC, wash hand basin, single glazed Velux window, fitted cupboard & walk in shower.

Externally

Front Garden - Blockwork paved driveway, lawn, side access & outside light.

Rear Garden - Indian sandstone patio, garden shed, mature shrubs and trees, side access & gravel seating area.

Garage

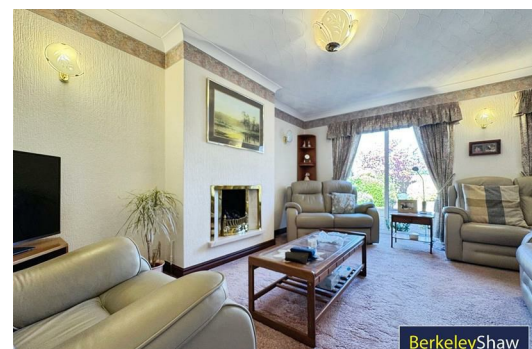
Up and over door, lights and power & plumbing for washing machine.

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	84
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, room and any other dimensions are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any purpose whatsoever. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability shall be accepted for any errors or omissions.



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