



47 Coronation Drive, Liverpool, Merseyside L23 3BW

Offers Over £475,000

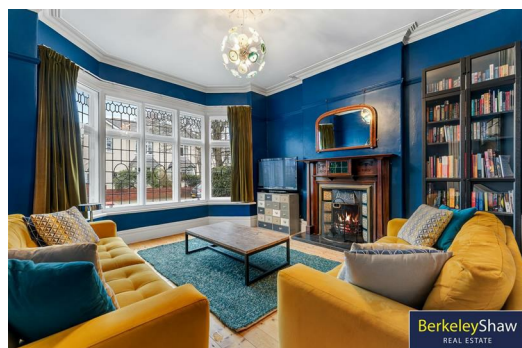
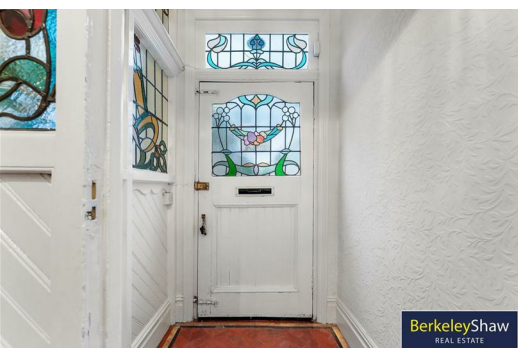
NO CHAIN – A RARE OPPORTUNITY to acquire a truly **STUNNING 5 BEDROOM SEMI-DETACHED CHARACTER PROPERTY** in the **HEART OF CROSBY VILLAGE**.

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

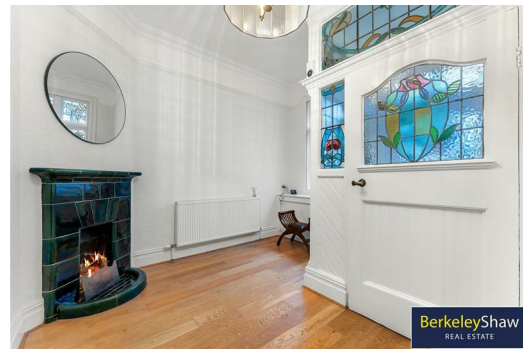
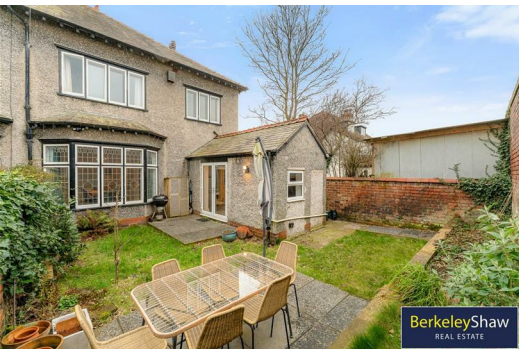
Bedroom 4
11'7" x 10'9" (3.54 x 3.29)
DOUBLE

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

