



## 80 Coronation Drive

Crosby, Liverpool, L23 3BP

£475,000





# 80 Coronation Drive

Crosby, Liverpool, L23 3BP

£475,000



## Ground Floor

### Porch

4'11 x 3'06 (1.50m x 1.07m)

Single glazed wooden framed door to front elevation, feature floor tiles, meter cupboard.

### Hallway

Single glazed feature stained glass panelled door to front elevation, radiator, American Oak hard wood floor, UPVC double glazed door to rear elevation, picture rail.

### Lounge

14'6 x 12'6 (4.42m x 3.81m)

Carpeted flooring, UPVC double glazing bay window with feature inlay - Wall lights - Picture rail, radiator, Fire place with log burner, feature stained glass panelled door.

### Living Room

17'4 x 12'6 (5.28m x 3.81m)

American Oak Hard wood flooring. UPVC double glazed front elevation bay window. Feature radiator single glazed frosted window with feature inlay to front elevation. Feature fireplace. Picture rail. two radiators including a curved one, feature stained glass panelled door.

### Snug/Dining Room

12'2 x 10'10 (3.71m x 3.30m)

Vinyl Flooring . Picture rail, radiator, Log burner situated in the Brick surround with oak mantel. Door leading to kitchen.

### Kitchen/Breakfast Room

17'9 x 6'8 (5.41m x 2.03m)

UPVC double glazed window to rear elevation. UPVC double glazed frosted cottage style doors to the side elevation. 2 separate UPVC double glazed windows to

the side & rear elevation. Breakfast Bar. Radiator. Wall and base kitchen units. Part tiled walls. Acrylic splash back. Gas hob and oven. Extractor fan One & half sink with mixer tap. Intergrated fridge freezer, dishwasher.

### Utility Room

8'6 x 5'7 (2.59m x 1.70m)

Carpeted flooring. UPVC double glazed window to rear elevation. Space for white goods. Valliant boiler. 2 Radiators.

### Wet Room

Recently installed. New frosted UPVC window to rear elevation. tiled floor. Acrylic walls. Downlights. Shower. Extractor fan.

### WC

UPVC Frosted double glazed to the rear elevation. WC. Wash handbasin, vinyl flooring. Walls part tiled.

## First Floor

### Landing

16'2 x 6'3 (4.93m x 1.91m)

Stair runner. Split landing . Large UPVC double glazed frosted feature inlayed window to rear elevation. Carpet. Radiator.

### Master Bedroom

17'4 x 12'6 (5.28m x 3.81m)

Front Bedroom One. Carpeted flooring. UPVC double glazed bay style window with feature inlay to front elevation. Radiator.

### En-Suite

7'10 x 4'8 (2.39m x 1.42m)

Hardwood ash flooring. Frosted UPVC double glazed window to front elevation. part tiled. WC. Wash handbasin. Chrome towel rail. Walk in shower.

### Bedroom Two

14'6" x 12'10" (4.42m x 3.91m)

UPVC double glazed window to the front elevation. Radiator. Carpet flooring. Picture rails.

### Bedroom Three

12'2" x 11'3" (3.71m x 3.43m)

UPVC double glazed to the rear elevation. Carpet flooring. Picture rails. Radiator.

### Bathroom

8'6" x 12'6" (2.59m x 3.81m)

Ash hard wood flooring. 2 UPVC frosted windows to the rear elevation. Part panelled with dado rail. Free standing bath. Bidet. WC. Wash handbasin. Feature radiator.

### Second Floor

UPVC

### Landing

12'1" x 6'3" (3.68m x 1.91m)

UPVC double glazed window to the rear elevation. Carpet flooring.

### Bedroom Four

12'6" x 11'2" (3.81m x 3.40m)

Velux window to the front elevation. Step up. painted wooden floor. Radiator. Loft access. Storage in the eaves.

### Storage Cupboard

6'10" x 4'09" (2.08m x 1.45m)

Storage shelves.

### Bedroom Five

13'5" x 9'6" (4.09m x 2.90m)

UPVC double glazed window to the rear elevation. Carpeted flooring fitted wardrobes. Storage in the eaves. Radiator.

### Storage

In the Eaves.

### Externally

#### Front Garden

Cast iron gates to front, path leading to front door, lawn with mature shrubs and trees.

#### Rear Garden

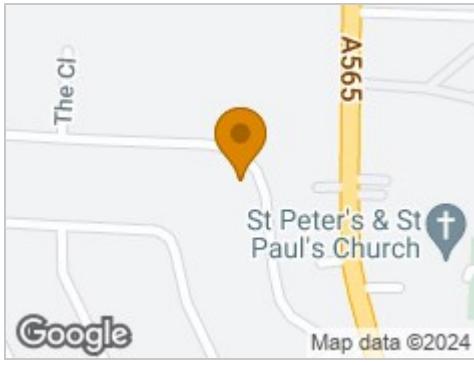
Walled garden with mature shrubs and trees. Circular feature, with steps up to arch and rear patio area. Outside tap. The property benefits from Solar panels to property.

### Garage





## Road Map



## Hybrid Map



## Terrain Map



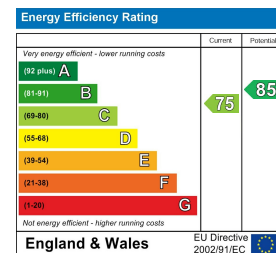
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.