



## 28 Kirkstone Road West

, Liverpool, L21 0EQ

**Offers over £240,000**

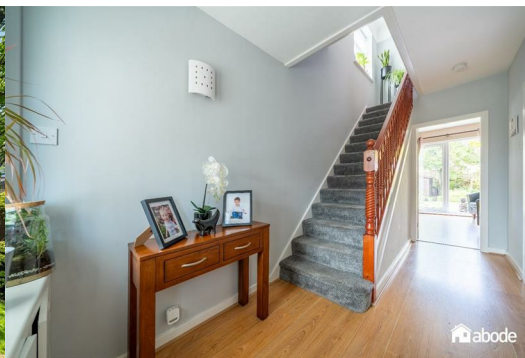


Nestled on Kirkstone Road West in the vibrant city of Liverpool, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

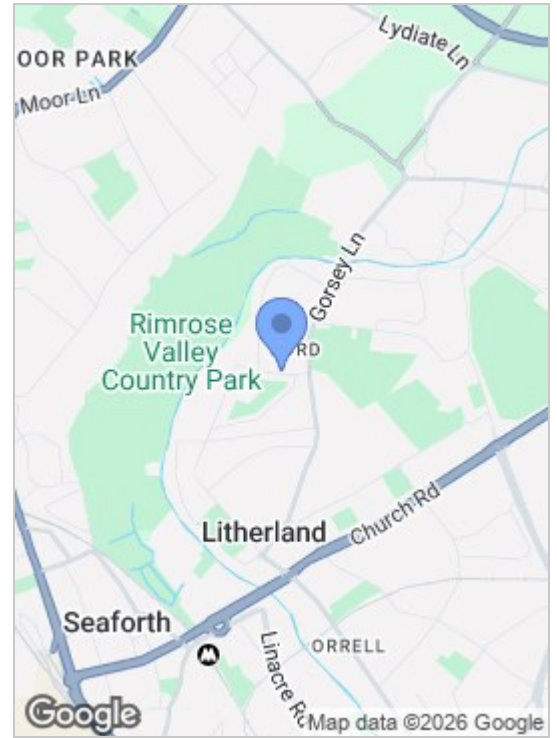
Upon entering, you are welcomed by a porch that leads into a spacious hallway. The ground floor features a main reception room that flows seamlessly into a dining room, creating an inviting atmosphere for entertaining guests or enjoying family meals. The kitchen diner is a practical addition, providing ample space for culinary pursuits and casual dining.

Venturing to the first floor, you will find three bedrooms, each offering a peaceful retreat for rest and relaxation. The family shower room is conveniently located, ensuring that morning routines run smoothly.

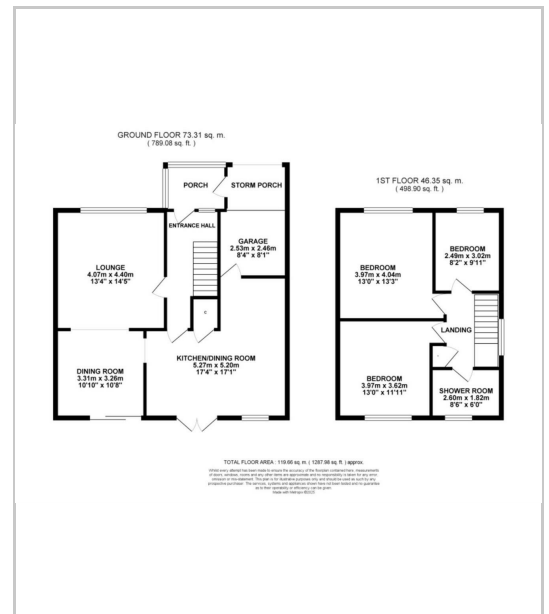
Outside, the property boasts a lovely patio area, ideal for al fresco dining or simply enjoying the fresh air. The well-matured garden adds a touch of greenery, providing a serene space for gardening enthusiasts or children to play. Additionally, the driveway and garage offer valuable off-road parking, a rare find in urban settings.



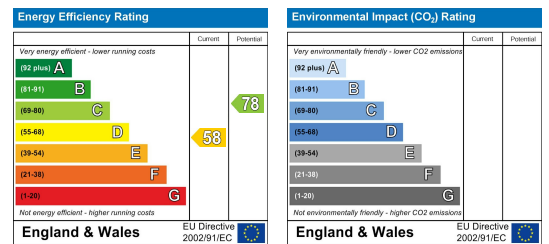
## Area Map



## Floor Plans



## 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.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode.group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk