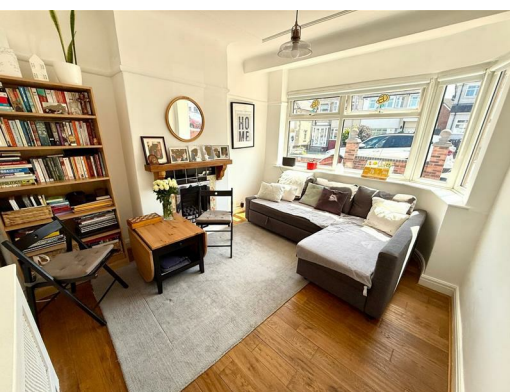




**36 Coronation Drive, Knotty Ash, Liverpool, Merseyside, L14 7NU**

**Offers around £225,000**

Alpha-Move are delighted to offer this fantastic three bedroom extended semi detached property in a sought after location in Coronation Drive L14, close to schools, local amenities and major transport links. The layout briefly comprises of entrance hall, two reception rooms, kitchen and WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, there is driveway parking at the front, with a mature garden and patio to the rear also. The property benefits from gas central heating, double glazing and electric vehicle charger and is in turn key condition, making it an ideal choice for first time buyers and young families. Early viewing essential.



# 36 Coronation Drive, Knotty Ash, Liverpool, Merseyside, L14 7NU

## Entrance Hall

5'06 x 11'11 (1.68m x 3.63m)

Solid wood flooring. Doors to front and rear reception rooms. Stairs to first floor. Under stair storage. Window to side aspect. Radiator.

## Reception Room One

10'02 x 11'11 (3.10m x 3.63m)

Solid wood floors. Window to front aspect. Gas fire with feature surround. Radiator.

## Reception Room Two

13'02 x 11'03 (4.01m x 3.43m)

Solid wood flooring. Open in to kitchen. Door to downstairs WC.

## Kitchen

15'04 x 6'02 (4.67m x 1.88m)

Range of fitted solid oak base units with granite worktops. Window to rear aspect with Belfast sink in front. Tiled floors and part tiled walls with solid oak up-stands. Door leading to rear garden.

## Downstairs WC

6'03 x 2'08 (1.91m x 0.81m)

White two piece suite. Part tiled walls. Window to side aspect.

## Landing

7'09 x 5'08 (2.36m x 1.73m)

Window to side aspect.

## Bedroom One

12'06 x 10'00 (3.81m x 3.05m)

Window to front aspect. Radiator.

## Bedroom Two

11'05 x 9'11 (3.48m x 3.02m)

Window to rear aspect. Radiator. Storage cupboard.

## Bedroom Three

6'00 x 6'07 (1.83m x 2.01m)

Window to front aspect. Radiator.

## Bathroom

5'10 x 5'06 (1.78m x 1.68m)

White three piece suite with shower over bath. Tiled floors and part tiled walls. Window to side aspect. Heated towel rail.

## Exterior

Off road parking to the front and a good sized garden to the rear with raised patio area.

