

## 60 Shakespeare Avenue, Kirkby L32 9SH

£305,000

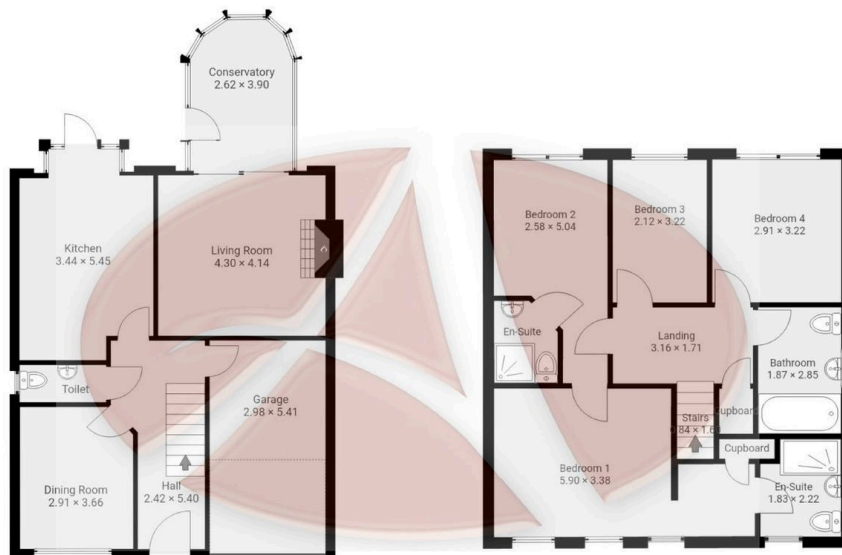
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DETACHED FAMILY HOME IN TUCKED AWAY CORNER PLOT IN SOUGHT AFTER RESIDENTIAL AREA, FOUR GOOD SIZED BEDROOMS- TWO WITH ENSUITES, TWO RECEPTION ROOMS, DOWNSTAIRS WC, KITCHEN/BREAKFAST ROOM, CONSERVATORY, ENCLOSED GARDENS, LARGE DRIVEWAY PROVIDING AMPLE PARKING AND INTEGRAL GARAGE. PERFECT FAMILY HOME, BEAUTIFULLY PRESENTED- VIEWING A MUST!

Tucked away in a corner plot sits this beautifully presented detached residence which is a credit to the current owners. Offering much larger accommodation than expected, the property makes a superb family home with spacious living accommodation as well as bedroom space. The accommodation comprises entrance hallway, dining room, living room, conservatory, kitchen/ breakfast room, downstairs WC and integral garage to the ground floor. To the first floor are four good sized bedrooms (three of them currently have kings size beds in them)- two with ensuites, the family bathroom and a large landing.

- Large Detached Family Home
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Conservatory
- Four Good Sized Bedrooms- Two With Ensuites
- Enclosed Rear Low Maintenance Gardens
- Large Driveway With Off Road Parking For a Number Of Cars And Garage
- Viewing Essential
- EPC Rating- B
- Council Tax Band- D



Ground Floor area 83.6m<sup>2</sup>

1st Floor area 62.4m<sup>2</sup>

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Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Measurements, floor-areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.