



ALAN TAYLOR SAVILLE
ESTATE AGENTS

Elliott Drive, Kirkby, L32 9SS

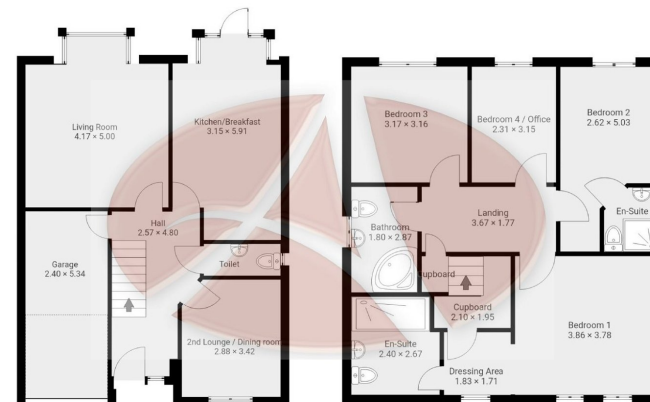
Offers Over £300,000

4 4 2



- Four Bedroom Detached
- Two Lounges (One Could Be A Dining Room)
- Two Bedrooms with En-suite
- Spacious Family Bathroom Shower Room
- Open Plan Kitchen/Breakfast
- D/S W/C
- Fitted Wardrobes in Two Bedrooms
- Not Overlooked Front and Rear
- Spacious Garage (Potential to Convert)
- EPC C, Council Tax Band D

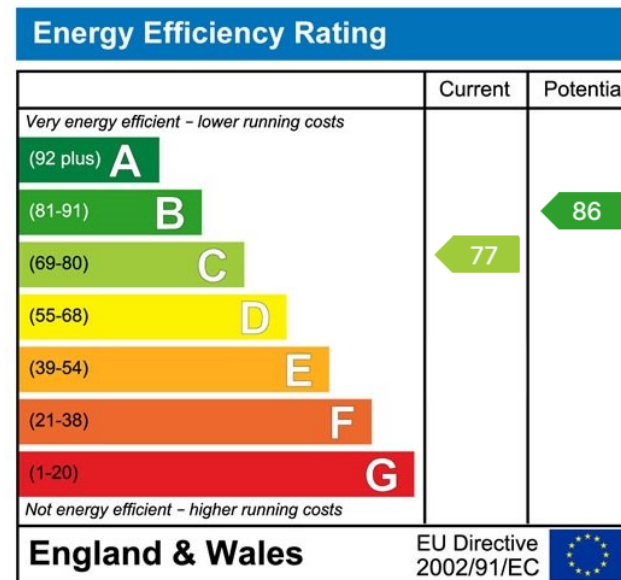




Ground floor approx area - 70.7m² 1st Floor approx area - 70.0m²
4 Elliot Drive, L32 9SS

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 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.

FOUR BEDROOMED DETACHED, TWO EN SUITE SHOWER ROOMS PLUS THE FAMILY BATHROOM, D/S W/C, LOUNGE AND A SITTING ROOM/SNUG, OPEN PLAN KITCHEN/DINER, NOT OVER LOOKED FROM AND REAR, SOUTH WEST FACING, SPACIOUS DRIVEWAY, SPACIOUS GARAGE WITH ELECTRIC DOOR. This immaculate four bedroom detached house situated in the popular Brookhaven area of Kirkby. The accommodation briefly comprises: Porch, hallway, rear lounge, front Sitting Room/dining room, kitchen/Breakfast, and w/c to the ground floor. To the first floor there are four bedrooms, two en suite shower rooms and a family bathroom. The property further benefits from a gas central heating system, UPVC double glazing and a spacious integral garage (Which could be converted into another living space) . The outside space very spacious benefiting from not being overlooked front and rear. Viewing essential to appreciate the accommodation offered for sale.



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