



£170,000

Yoxall Drive, Kirkby L33 4HS

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- 3 Double Bedrooms
- Over 3 Floors
- Downstairs WC
- 2 Car Drive

Main Particulars

Welcome to Yoxall Drive! This 3 bedroom semi-detached property is on the market ready for its new owner. With each of the three floors beautifully presented this property is a fantastic turn key home, especially with the benefits of 2 car drive, rear garden, downstairs WC, en-suite and Office off the main bedroom.

On the ground floor there is the entrance hall, downstairs WC, living room and Kitchen. The first floor has two double bedrooms and the family bathroom which has a 3-piece suite and a large storage cupboard.

The second floor has the main bedroom with a shower en-suite and an office space to the front.

The rear garden has a large summerhouse which acts as a shed on one side and a gym on the other while the front has the field between the Littledale Estate and Jasmin Gardens Estate which is enjoyed and shared by both estates.

Your local amenities are Bank Lane fruit and veg shop with the Pear Tree pub and Shell Garage. Kirkby shopping centre, which is currently undergoing massive investment work to bring bigger and better shops is 1.5 miles away.

Under 1 mile you have access to 3 primary schools and the nearest high school is All Saints High School, which is 1.2 miles away.

Transport is not an issue as outside the estate you have a bus stop and Kirkby train station 1.7 miles away.

Ground Floor

Entrance hall – 3.3m x 1.4m

WC – 1.6m x 1m

Kitchen - 3.1m x 1.5m

Living room – 5.16m x 4m

First Floor

Bedroom - 3.9m x 3.2m

Bedroom – 4m x 3.3m

Bathroom – 2.6m x 2m

Second Floor

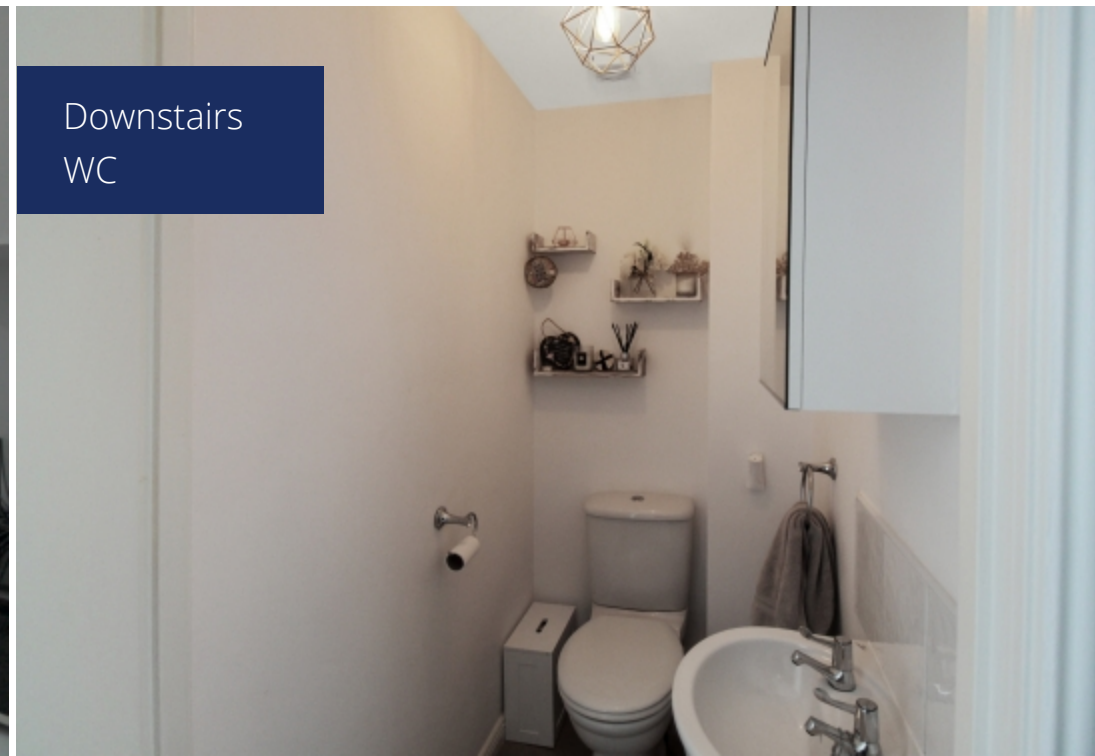
Bedroom – 5.8m x 3.8m

En-suite – 2.4m x 1.6m

Kitchen



Downstairs
WC



Hall



Rear Garden





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12369728 Registered Office: , Old St. Lawrence School, (Action Centre), Westminster Road, Kirkdale, Liverpool L4 3TQ

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