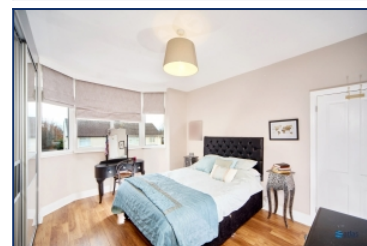
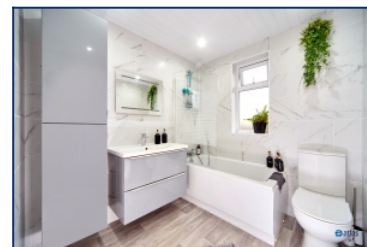


Bevans Lane, West Derby, L12



For Sale - £240,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Spacious Lounge with Large Bay Window and Feature Fireplace
- Versatile Additional Reception Room
- Open-plan Kitchen/diner with Double Oven and Skylight
- Convenient Utility Room
- Two Generous Double Bedrooms, Master with Bay Window and Fitted Wardrobe
- Third Bedroom Ideal as a Home Office or Child's Room
- Stylish, Newly Fitted Modern Bathroom
- Expansive Garden with Patio Area and Shed Equipped with Electricity
- Private Driveway for Off-road Parking
- Highly Sought-after Location in West Derby, L12

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,238 square feet / 115 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven

Description

A Wonderful Opportunity in the Heart of West Derby – Your Dream Home Awaits

Atlas Estate Agents are delighted to present this charming three-bedroom semi-detached home on the highly sought-after Bevans Lane, West Derby, L12. Offering an impressive blend of character and modern comfort, this beautiful property provides versatile living spaces, thoughtfully arranged over two floors.

Step inside to find a spacious lounge, bathed in natural light courtesy of a large bay window, complete with an elegant feature fireplace, perfect for cosy evenings. A versatile additional reception room awaits, offering flexibility to suit your lifestyle – be it a formal dining space, playroom, or second lounge.

The heart of this home is the stunning open-plan kitchen/diner, where practicality meets style. Fitted with a double oven and enhanced by a striking skylight, this space feels bright and contemporary. A convenient utility room adds to the home's practicality, providing extra storage and functionality.

Upstairs, you'll find two generous double bedrooms, the master benefiting from another bay window and built-in fitted wardrobe, offering both space and

charm. The third bedroom is ideal for a home office or child's room, catering perfectly to modern family needs. The accommodation is completed by a stylish, newly fitted modern bathroom, designed with quality and relaxation in mind.

Externally, the property continues to impress with an expansive garden, featuring a welcoming patio area, perfect for entertaining or relaxing in the summer sun. A versatile shed, equipped with electricity, provides the perfect solution for a workshop or additional storage. To the front, a private driveway offers off-road parking, ensuring convenience and peace of mind.

Situated in the ever-popular West Derby, this location combines a sense of community with excellent local amenities, schools, and transport links. This is a rare opportunity to acquire a beautiful family home in such a desirable area.

We invite you to experience the charm, space, and convenience of this exceptional property - arrange your viewing with Atlas Estate Agents today and take the first step towards your next chapter.

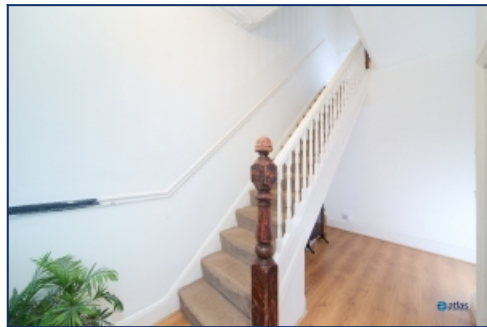
Additional Images



Lounge



Kitchen



Hallway



Reception Room



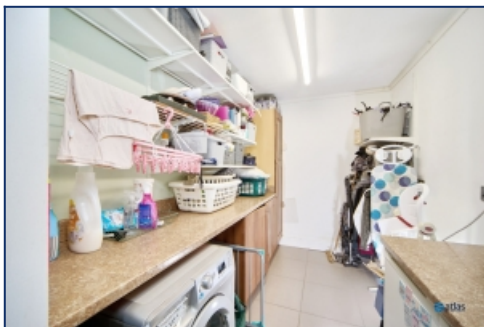
Dining Room/Kitchen



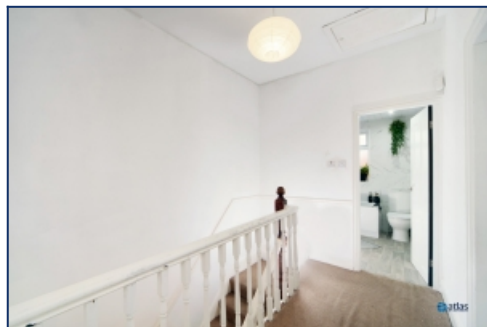
Dining Room/Kitchen



Kitchen/Dining Room



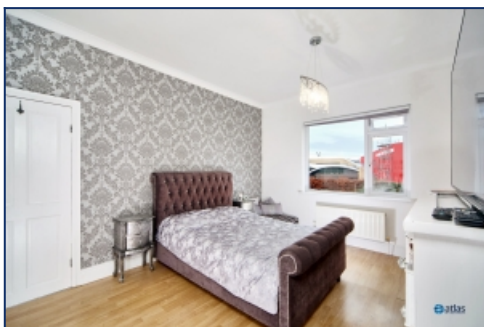
Utility Room



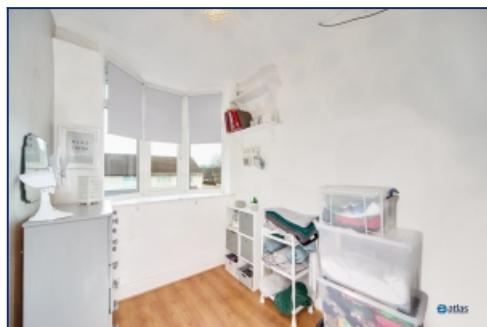
Landing



Bedroom



Bedroom



Bedroom



Ground Floor

Entry: 1.01 x 1.84 m (9'3" x 6'0")

Hallway: 4.09 x 1.85 m (13'4" x 6'0")

Laundry Room: 2.99 x 2.10 m (9'7" x 6'10")

Living Room: 3.97 x 4.14 m (13'0" x 13'7")

Living Room: 4.26 x 3.10 m (14'0" x 12'0")

Kitchen/Diner: 2.63 x 3.76 m (8'7" x 18'10")

Bathroom: 2.24 x 2.01 m (7'4" x 6'7")

Landing: 3.01 x 1.18 m (9'10" x 3'11")

Approximate total area*

119.02 m²
1238.07 sq ft

Reduced headroom

0.69 m²
7.47 sq ft

First Floor

Bedroom: 2.79 x 2.16 m (9'1" x 7'1")

Bedroom: 4.56 x 3.15 m (14'11" x 10'4")

Bedroom: 4.97 x 3.95 m (14'11" x 12'11")

Landing: 3.01 x 1.18 m (9'10" x 3'11")

Bathroom: 2.24 x 2.01 m (7'4" x 6'7")

Approximate total area*

119.02 m²
1238.07 sq ft

Reduced headroom

— Below 1.5 m/5 ft

Notes:

*While every attempt has been made to ensure accuracy, all measurements are approximate, and to advise: This floor plan is for illustrative purposes only. Calculations are based on BCS (BMS) DC standard.

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.