

## Grange Avenue, West Derby, L12



For Sale - £325,000 Offers in the Region of

### Key Features

- 4 Bedroom 1 Bathroom Link Detached House
- EPC Rating: C
- Offered with No Onward Chain, This Beautifully Presented Linked-Detached Property Offers Four Bedrooms, Two Reception Rooms, a Modern Family Bathroom, and a Convenient Downstairs Wc
- Set Back from the Road with a Private Driveway Providing Off-Road Parking for Two Vehicles
- Welcoming Entrance Hallway Leading Into a Spacious and Bright Living Room Featuring a Large Window and Attractive Fireplace
- Converted Garage Currently Used as an Additional Bedroom, Offering Flexible Living Accommodation
- Open Flow from the Living Area Into the Dining Space, Enjoying Pleasant Views Over the Garden
- Modern Fitted Kitchen with Integrated Appliances, Alongside a Separate Utility Room and Downstairs Wc
- Spacious First-Floor Landing Providing Access to Three Well-Proportioned Double Bedrooms and a Contemporary Family Bathroom
- Beautifully Maintained Rear Garden with Lush Greenery, a Flagged Patio Area, and Attractive Water Feature
- Further Benefitting from an Electric Vehicle Charging Point Installed on the Driveway, the Property Is Also Equipped with Cctv Security Coverage to Both the Front and Rear for Added Peace of Mind

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented linked-detached home on Grange Avenue in West Derby, L12 offers spacious and versatile accommodation arranged over two floors, perfectly suited to modern family living.

Set back from the road, the property benefits from a private driveway providing off-road parking for two vehicles, along with the added convenience of an

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 92 square metres / 985 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic), Dishwasher

electric vehicle charging point. The property is also equipped with CCTV security coverage to both the front and rear, offering added peace of mind. A welcoming entrance hallway leads through to a bright and generously sized living room, complete with a large window that fills the space with natural light and an attractive feature fireplace.

The living area flows seamlessly into a separate dining space, enjoying pleasant views over the rear garden, creating an ideal setting for both everyday living and entertaining. The modern fitted kitchen is well-appointed with integrated appliances and is complemented by a separate utility room and convenient downstairs WC.

A converted garage offers a flexible additional reception room or fourth bedroom, providing excellent versatility to suit a range of needs. To the first floor, a spacious landing gives access to three well-proportioned double bedrooms, along with a contemporary family bathroom.

Externally, the rear garden is beautifully maintained, featuring lush greenery, a flagged patio area and an attractive water feature, offering a peaceful outdoor retreat. This superb home combines style, space and practicality in a sought-after residential location.

## Additional Images



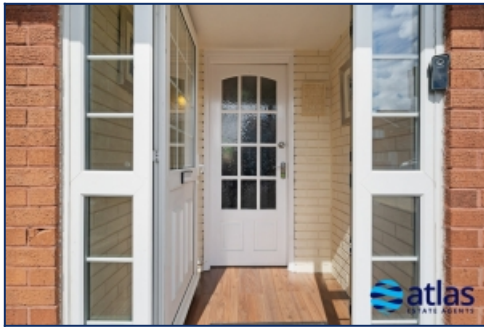
Bedroom Two



Garden



Aerial Front Elevation



Entry



Entry



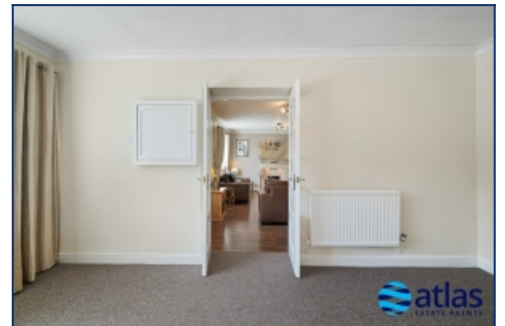
Entry



Living Space



Living Space



Entry To Bedroom One



Bedroom One



Bedroom One



Kitchen



Kitchen



Laundry Room



Laundry Room



Downstairs Wc



Landing



Landing



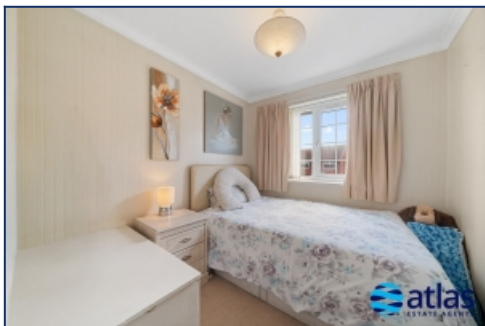
Bedroom Two



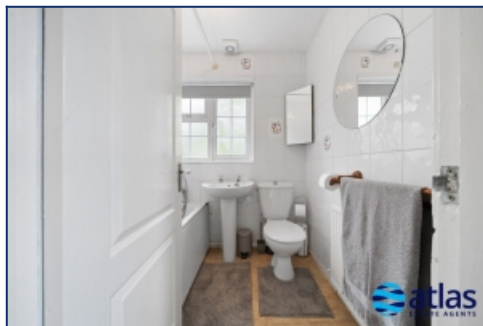
Bedroom Two



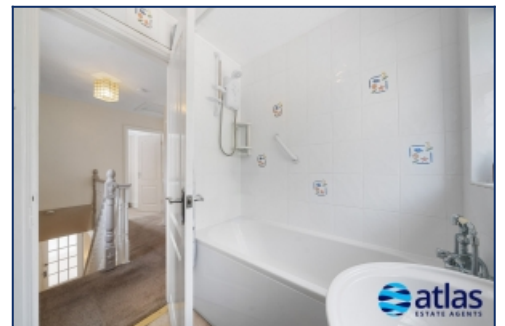
Bedroom Two



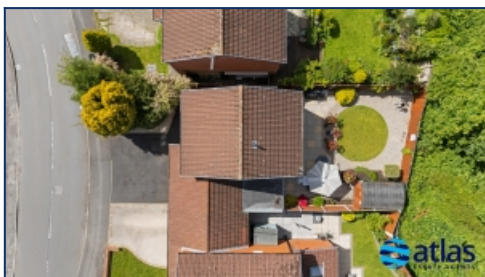
Bedroom Three



Bathroom



Bathroom



Aerial View

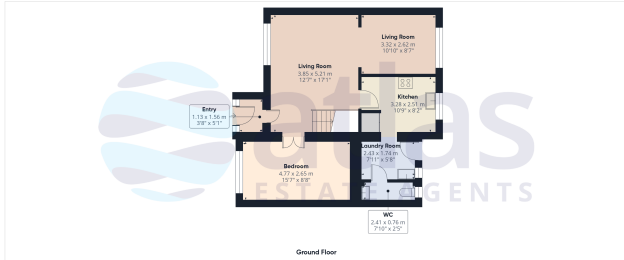


Aerial Rear Elevation



Rear Elevation Of Property

## Floor Plans



Ground Floor

Approximate total area\*  
91.5 m<sup>2</sup>  
985 sq ft



First Floor

(\*) Excluding balconies and terraces

Calculations reference the 2015 PAS 98 Standard Measurements and agreement and not to scale. This floor plan is intended for illustration only.  
GEMFIS360

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