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

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

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

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


Garden


Rear Elevation Of Property


Aerial Front Elevation


Entry


Entry


Kitchen


Bedroom Two


Living Space


Living Space

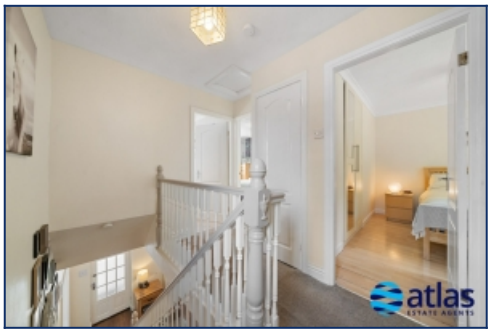

Kitchen


Laundry Room


Downstairs Wc


Bedroom One


Bedroom One


Landing


Bedroom Two


Bedroom Two


Bedroom Two


Bedroom Three


Bathroom

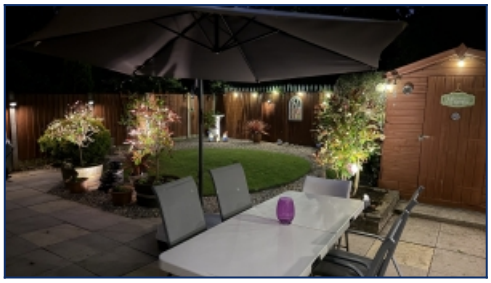

Bathroom


Aerial View

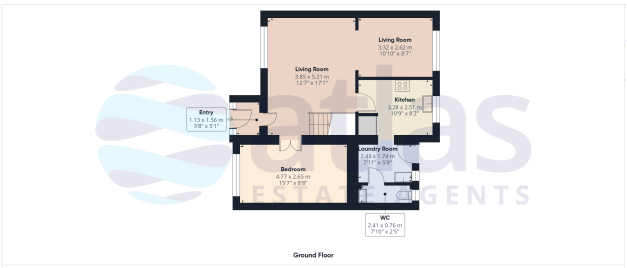

Aerial Rear Elevation


Garden (night Shot)


Garden (night Shot)


Garden (night Shot)

Floor Plans



Ground Floor



First Floor

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Approximate total area(1)

91.5 m²

985 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.