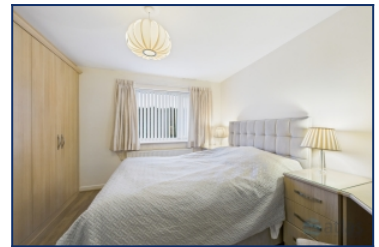


Grange Avenue, West Derby, L12



For Sale - £170,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Highly Desirable Location in West Derby, L12
- Welcoming Living/Dining Area Featuring an Attractive Fireplace
- Stylish Modern Fitted Kitchen
- Two Well-Proportioned Double Bedrooms
- Contemporary Fitted Bathroom Suite
- Generous and Well-Maintained Rear Garden
- Private Driveway Providing Off-Road Parking
- Excellent Transport Links and Local Amenities Nearby

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 581 square feet / 54 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

Description

Brought to the market by Atlas Estate Agents, this delightful semi-detached home on Grange Avenue offers a wonderful opportunity to secure a property in one of West Derby's most sought-after locations.

Arranged over two well-planned floors, the accommodation begins with a warm and welcoming living and dining area, where an attractive fireplace creates a cosy focal point—perfect for relaxing evenings or entertaining guests. To the rear, a stylish modern fitted kitchen provides a practical yet elegant space for everyday cooking, with ample storage and worktop space to suit modern living.

Upstairs, the property boasts two generously sized double bedrooms, each offering a calm and comfortable retreat, alongside a contemporary fitted bathroom suite finished to a clean, modern standard.

Externally, the home continues to impress with a generous and well-maintained rear garden, ideal for outdoor dining, gardening or family enjoyment. A private driveway to the front provides the convenience of off-road parking.

Set within a highly desirable area of West Derby, L12, the property benefits from excellent transport links and a wide range of local amenities close at hand, making it an ideal choice for first-time buyers, downsizers or investors alike.

Additional Images



Lounge



Lounge



Lounge



Kitchen



Dining Area/Lounge



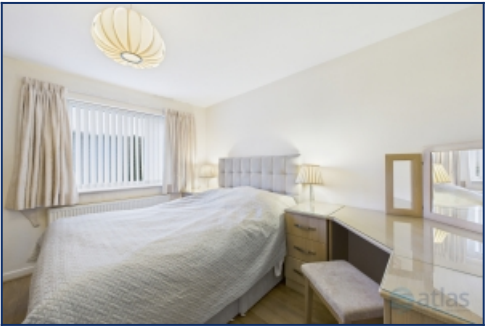
Kitchen



Kitchen



Landing



Bedroom



Bedroom



Bedroom



Bathroom



Garden

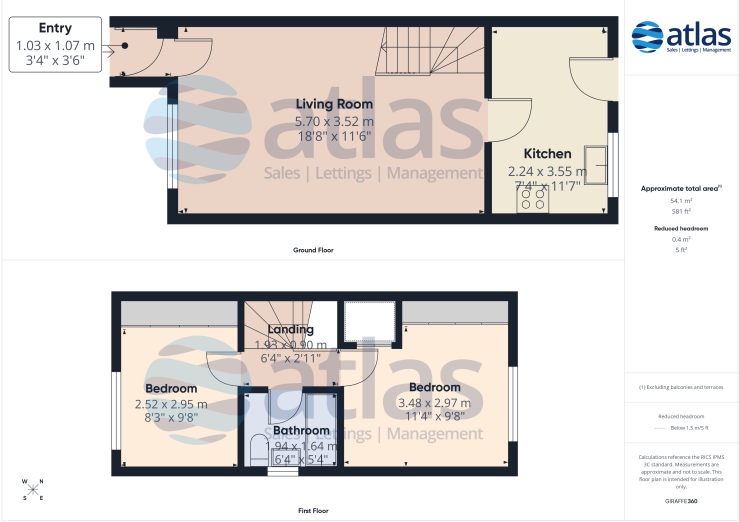


Garden



Garden

Floor Plans



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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.