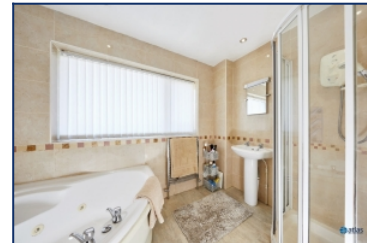


## Bankfield Court, West Derby, L13



**For Sale - £420,000 Offers in the Region of**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Sought-after Location in the Heart of West Derby, L13
- Light-filled and Generously Proportioned Lounge
- Spacious Open-plan Kitchen and Dining Area
- Practical and Convenient Utility Room
- Ground Floor W.c. for Added Convenience
- Four Well-proportioned Double Bedrooms, Including Master with En-suite
- Stylish Family Bathroom Featuring Overhead Shower
- Large, Well-maintained Rear Garden Ideal for Families
- Private Driveway and Detached Garage with Ample Space for Six Vehicles
- Fully Double Glazed with Efficient Gas Central Heating

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,328 square feet / 123 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 6
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Solar Power, Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Dishwasher

### Description

A Spacious Family Retreat in the Heart of West Derby

Brought to the market by Atlas Estate Agents, this attractive detached residence is tucked away within the exclusive Bankfield Court development in the ever-popular West Derby, L13. With its generous proportions, versatile layout, and family-focused design, this beautifully presented home offers the perfect blend of comfort and convenience in one of Liverpool's most desirable neighbourhoods.

Set across two well-planned floors, the home opens into a welcoming hallway that leads into a bright, light-filled lounge — a spacious and relaxing haven, ideal for cosy evenings or entertaining guests. Just off the lounge, a well-sized double bedroom offers excellent flexibility, whether used as a fourth bedroom, guest room, or a peaceful home office.

The heart of the home lies to the rear, where an expansive open-plan kitchen and dining area invites modern family living. Thoughtfully designed with ample storage and worktop space, this area flows seamlessly into the garden, making it ideal for both quiet meals and social gatherings. A practical utility room and a convenient ground floor W.C. complete the downstairs accommodation.

Upstairs, you'll find three further generously sized double bedrooms, including a serene master suite with its own private en-suite shower room. A stylish family bathroom with overhead shower serves the remaining rooms, combining function with elegant finishes.

Outside, the large, well-maintained rear garden offers a safe and spacious setting for children to play or for hosting summer barbecues. To the front, a private driveway provides off-road parking for up to six vehicles, while a detached garage adds further convenience, ideal for secure storage or additional parking.

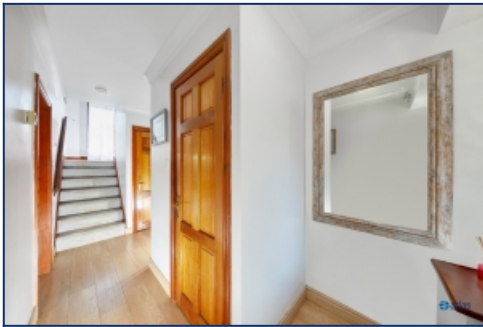
Fully double glazed and benefiting from efficient gas central heating throughout, this home is ready to move into and enjoy from day one.

Positioned in a quiet corner of West Derby yet close to local amenities, schools, and green spaces, this is a rare opportunity to secure a versatile and welcoming home in a highly sought-after location. Early viewing is strongly encouraged.

## Additional Images



Bedroom



Hallway



W.c



Lounge



Sunroom



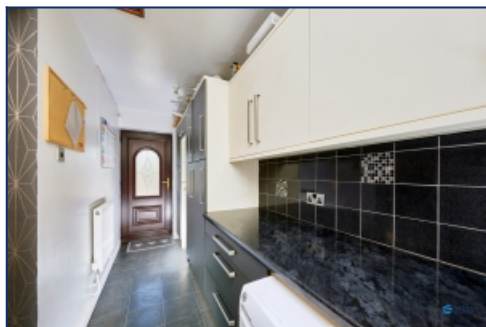
Downstairs Bedroom



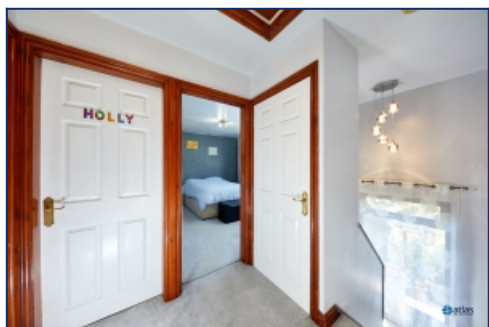
Kitchen



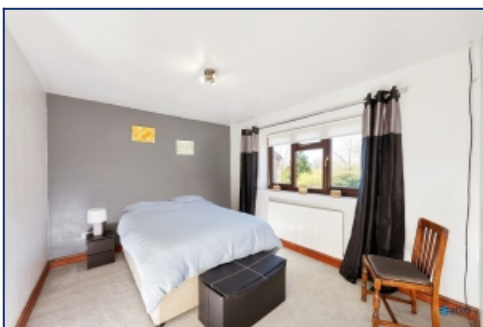
Kitchen



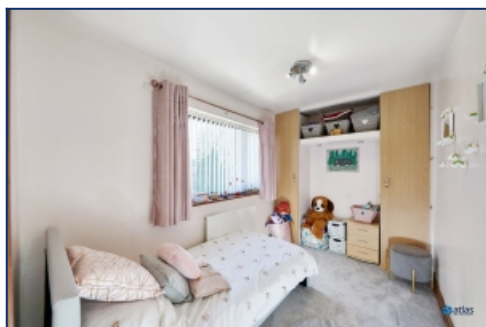
Utility Space



Landing



Bedroom



Bedroom





## 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.