

Grange Avenue, West Derby, L12



For Sale - £180,000 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Well-Presented Two-Bedroom, One-Bathroom Home for Sale
- Spacious Driveway for One Car with a Front Garden
- Ideal First-Time Buyer or Starter Home
- Modern Living Room with an Electric Fireplace
- Contemporary Fitted Kitchen with Dedicated Dining Space
- Bright and Modern First-Floor Landing
- Two Double Bedrooms and a Stylish Family Bathroom
- Large Rear Garden with a Patio and Mature Greenery

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 54 square metres / 582 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home is situated on the ever-popular Grange Avenue in West Derby, L12. Offering stylish accommodation arranged over two floors, this fantastic property is an ideal purchase for first-time buyers, young professionals or those looking to downsize without compromising on space.

The ground floor welcomes you into a bright and inviting reception room, thoughtfully designed with a contemporary finish and featuring an attractive electric fireplace, creating a warm and comfortable living space. To the rear, the modern fitted kitchen offers ample storage and worktop space, making it perfect for everyday living and entertaining alike.

Upstairs, the property benefits from two generously sized double bedrooms, both beautifully presented, along with a modern family bathroom finished to a high standard. A bright and contemporary landing completes the first floor.

Externally, the property enjoys excellent kerb appeal with a front garden and a spacious driveway providing off-road parking for one vehicle. To the rear is a substantial private garden, complete with a patio seating area and mature greenery, offering a wonderful outdoor space for relaxing, entertaining or family enjoyment.

Located in the sought-after suburb of West Derby, the property is within easy reach of a range of local amenities, well-regarded schools, parks and excellent transport links, making it a superb home in a highly desirable location. Early viewing is highly recommended to fully appreciate everything this property has

to offer.

Additional Images



Bathroom



Aerial Rear Elevation



Aerial Front Elevation



Front Elevation (night Shot)



Aerial Front Elevation (night Shot)



Living Space



Living Space



Living Space



Kitchen



Kitchen



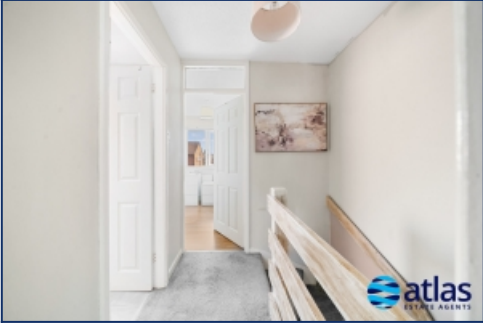
Kitchen



Stairwell



Landing



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Side Access



Rear Elevation



Aerial Rear Elevation (night Shot)



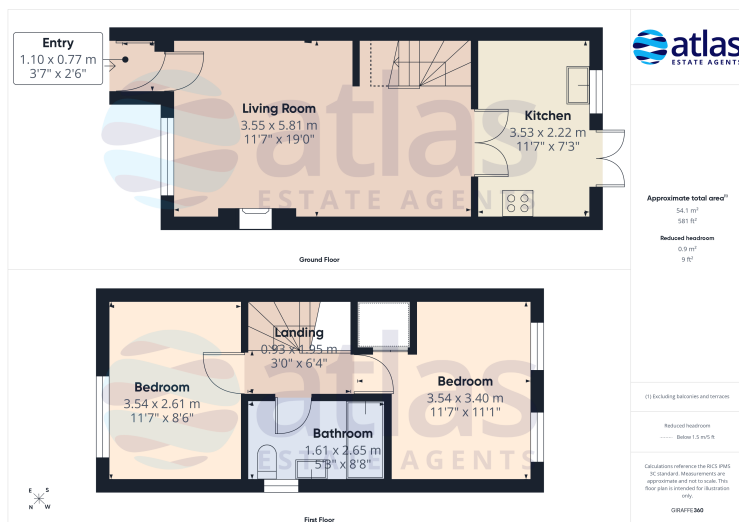
Garden



Aerial View Boundry



Floor Plans



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.