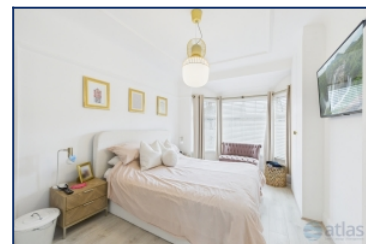


Alvanley Road, West Derby, L12



For Sale - £350,000 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Desirable Location in West Derby, L12
- Bright Open Plan Living and Dining Area with Bifold Doors and Velux Windows
- Contemporary Fitted Kitchen
- Convenient Downstairs W.C.
- Two Generous Double Bedrooms Plus a Flexible Third Bedroom
- Modern Fitted Bathroom
- Handy Under-Stairs Storage
- Spacious Rear Garden
- Driveway Providing Off-Road Parking
- Excellent Local Transport Links

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 989 square feet / 92 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Electric Oven (Double), Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher, Wine Cooler

Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home on Alvanley Road offers stylish modern living in the heart of the ever-desirable West Derby, L12. Thoughtfully designed and arranged over two floors, the property combines contemporary finishes with practical family-friendly features.

Stepping inside, you are greeted by a bright and inviting open plan living and dining space, complete with sleek bifold doors and Velux windows that flood the room with natural light. This versatile area is perfect for both everyday family life and entertaining, flowing seamlessly into a contemporary fitted kitchen. A convenient downstairs W.C. and handy under-stairs storage further enhance the home's functionality.

Upstairs, the property boasts two generous double bedrooms along with a flexible third bedroom, ideal as a nursery, home office, or guest room. A modern fitted bathroom completes the accommodation.

Externally, the house enjoys a spacious rear garden, offering ample room for relaxation or play, while a driveway to the front provides valuable off-road parking.

Situated in a prime West Derby location, the property benefits from excellent local transport links, as well as easy access to schools, shops, and amenities, making it an ideal choice for families and professionals alike.

Additional Images



Bedroom



Hallway



Hallway



Lounge



Lounge



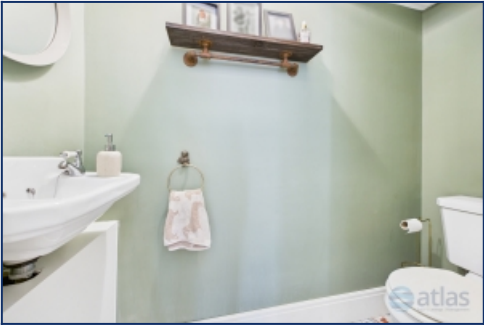
Kitchen/Dining Area



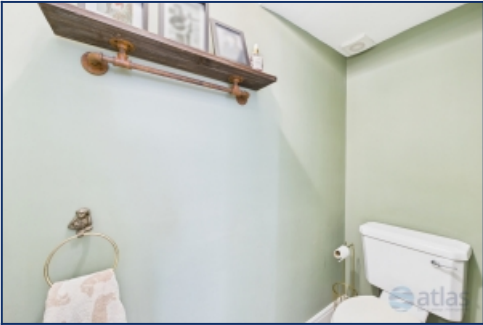
Kitchen/Dining Area



Kitchen/Dining Area



Downstairs W.c



Downstairs W.c



Downstairs W.c



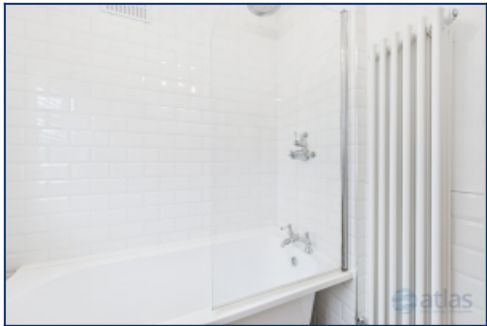
Bedroom



Bedroom



Bathroom



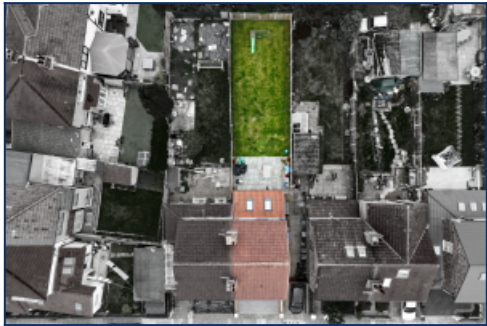
Bathroom



Garden



Garden



Aerial View

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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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.