

## Campbell Drive, Knotty Ash, L14



For Sale - £170,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- This Gorgeous Original Semi-Detached Property Offers Three Bedrooms and a Family Bathroom
- Set Back from the Road with a Private Driveway, Leading to a Bright Porch Ideal for Storage
- Light and Spacious Hallway Providing Access to All Ground Floor Rooms
- Bright, Characterful Living Room Overlooking the Front of the Property
- Open-Plan Dining Area with a Complementary Style, Flowing Seamlessly and Offering Garden Views and Access
- Well-Appointed Kitchen Set Within Its Own Dedicated Space
- Useful Utility Area Just Off the Kitchen with Additional Access to the Rear Garden
- Spacious First-Floor Landing Filled with Natural Light from a Large Window
- Two Generous Double Bedrooms and a Well-Proportioned Single Bedroom with a Spacious Family Bathroom
- Beautiful, Large Rear Garden with Mature Greenery, Flowers, and Shed Space

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 76 square metres / 821 square feet
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Washing Machine

### Description

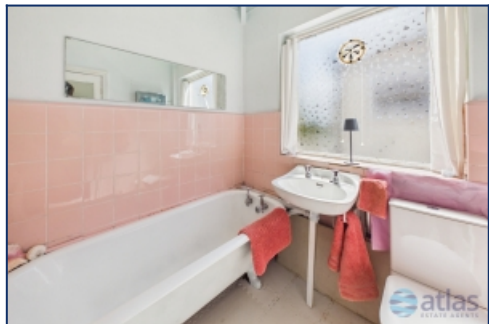
Brought to the market by Atlas Estate Agents, this charming original semi-detached home is situated on Campbell Drive in the sought-after area of West Derby, L14. Offering spacious accommodation arranged over two floors, this delightful property combines character, space and potential throughout. Set back from the road with a private driveway, the home is approached via a bright porch, ideal for storage, leading into a light and airy hallway that provides access to all ground floor rooms. The front living room is full of charm and character, enjoying a pleasant outlook over the front of the property, while the open-plan dining area flows seamlessly and offers lovely views and direct access to the rear garden, creating a perfect space for both relaxing and entertaining.

The well-appointed kitchen sits within its own defined space, complemented by a useful utility area just off, which also provides additional access to the rear garden.

To the first floor, a spacious landing is filled with natural light from a large window, leading to two generous double bedrooms and a well-proportioned single bedroom, all served by a spacious family bathroom.

Externally, the property truly excels with a beautiful, large rear garden, featuring mature greenery, colourful planting and handy shed space, offering a wonderful outdoor retreat for families and garden enthusiasts alike.

## Additional Images



Bathroom



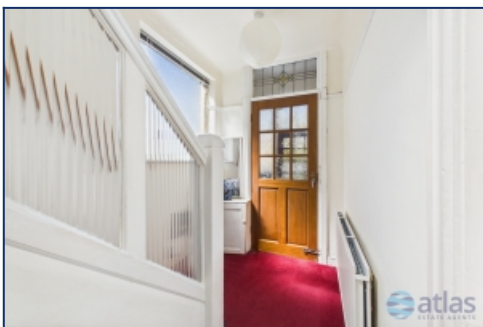
Garden



Front Elevation Of Property



Entry



Hallway



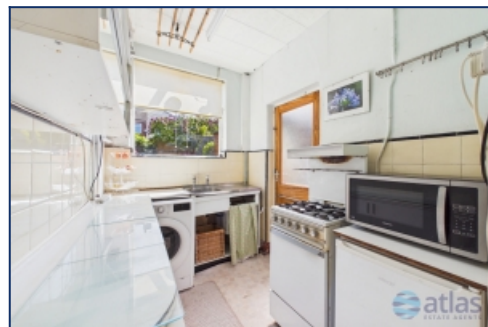
Hallway



Living Space



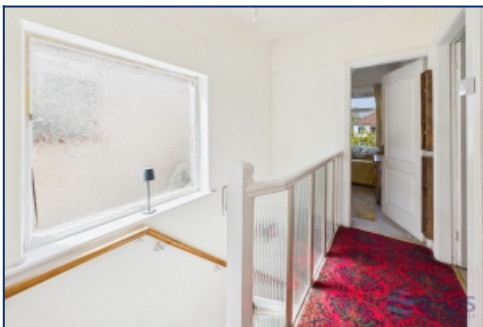
Access To Garden



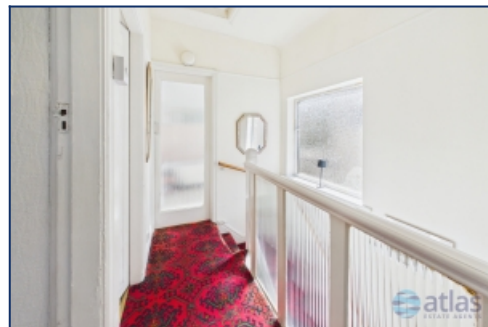
Kitchen



Utility Space



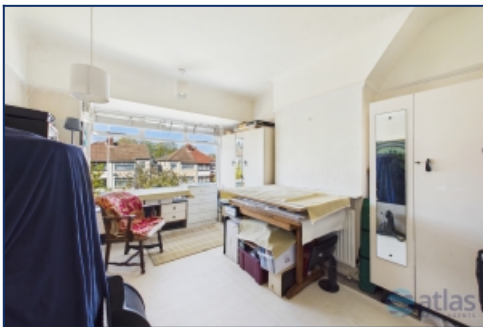
Landing



Landing



Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation Of Property

## Floor Plans



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