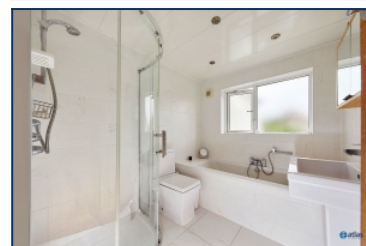
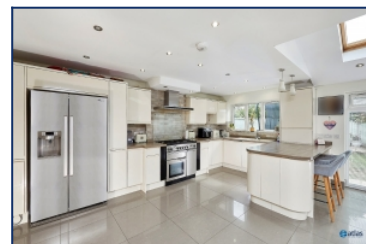


Campbell Drive, Broadgreen, L14



For Sale - £305,000 Offers Over

Key Features

- 5 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: Pending
- Beautifully Extended Semi-Detached Family Home
- Inviting Open-Plan Living, Kitchen and Dining Area
- Stylish Modern Fitted Kitchen
- Versatile Ground Floor Room, Suitable as a Fifth Bedroom or Additional Living Space
- Convenient Ground Floor W.C.
- Three Generous Double Bedrooms Plus a Versatile Fourth Bedroom
- Contemporary Bathroom with Separate Bath and Shower
- Well-Maintained Rear Garden
- Spacious Driveway Providing Ample Off-Road Parking
- Highly Sought-After L14 Location

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,158 square feet / 108 square metres
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Washing Machine

Description

Brought to the market by Atlas Estate Agents, this beautifully extended semi-detached home on Campbell Drive, West Derby, L14, offers an exceptional opportunity for families in search of both space and style. Thoughtfully designed and arranged over two floors, the property combines generous proportions with modern finishes, creating a home that is as practical as it is inviting.

Upon entering, you are welcomed by two well-presented reception rooms, offering versatility for both formal entertaining and relaxed family living. The heart of the home is the open-plan living, kitchen and dining area – a bright, contemporary space ideal for both everyday life and hosting guests. The kitchen itself is fitted with a range of sleek modern units and integrated appliances, effortlessly blending style with functionality. A convenient ground floor W.C. further enhances the practicality of this level, while a versatile additional room provides the perfect setting for a fifth bedroom, home office or snug, depending on the needs of the household.

The first floor boasts five bedrooms, including three generously proportioned doubles and a fourth bedroom that lends itself equally well as a study, nursery or dressing room. A modern family bathroom completes the accommodation, featuring a separate bath and shower for added luxury and comfort.

Externally, the property continues to impress. A well-maintained rear garden provides a private outdoor retreat, while a spacious driveway to the front

ensures ample off-road parking.

Situated in the ever-popular L14 area, this is a wonderful opportunity to acquire a home that perfectly balances space, practicality and modern living, all within easy reach of excellent local amenities, schools and transport links.

Additional Images



Garden



Hallway



Lounge



Lounge



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Downstairs Versatile Room/Bedroom



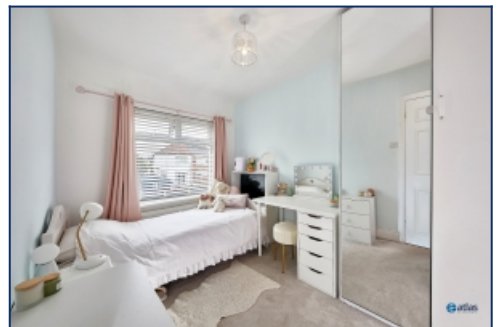
Downstairs W.c



Bedroom



Bedroom



Bedroom



Bedroom



Garden



Garden

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

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.