Colonel Drive, West Derby, L12









For Sale - £450,000 Guide Price

Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- High-Specification, Contemporary Fitted Kitchen Featuring a Striking Roof Lantern, Integrated Appliances, a Central Island and Stylish Herringbone Flooring
- Two Elegant Reception Rooms, One Featuring a Contemporary Media Wall and Luxurious Plush Carpeting
- Stylish and Conveniently Located Downstairs Wc
- Three Well-Proportioned Bedrooms, Which Can Be Converted Back Into Four Bedrooms
- Principal Bedroom Featuring Dressing Room with a Modern En-Suite Shower Room
- Contemporary Family Bathroom Featuring a Freestanding Double-Ended Bath
- Immaculately Landscaped Rear Garden with a Spacious Decked Patio, Ideal for Outdoor Entertaining
- Attached Garage Providing Excellent Storage Space
- Plantation Shutters Fitted Throughout the Property
- With No Onward Chain with Sought-After Location in West Derby, L12

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 134 square metres / 1,445 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £12.89 per month
- Ground Rent: £150 per year
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Hob (Ceramic), Fridge, Freezer, Washing Machine, Tumble Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2004 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3002 (approx)
- Lease Term Remaining: 976 year(s) (approx)
- Service Charge: £13 per calendar month
- Ground Rent: £150 per annum

Description

Atlas Estate Agents are delighted to bring to the market this exceptional three-bedroom detached family home, perfectly positioned on the highly sought-after Colonel Drive in the heart of West Derby, L12. Offered for sale with no onward chain, this beautifully presented residence combines contemporary design with practical family living, offering spacious accommodation arranged over two floors.

The heart of the home is the stunning, high-specification fitted kitchen, thoughtfully designed with a striking roof lantern that floods the space with natural light. Complete with integrated appliances, a central island and elegant herringbone flooring, it provides the perfect setting for both everyday living and entertaining.

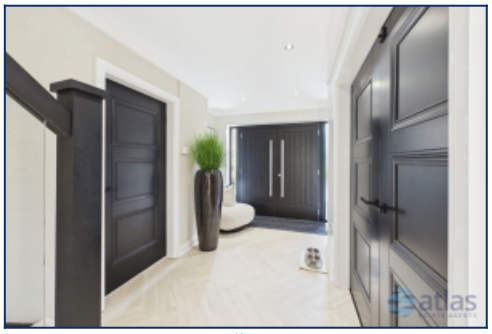
The property boasts two beautifully appointed reception rooms, each offering its own unique appeal. One features a stylish contemporary media wall complemented by luxurious plush carpeting, creating a warm and inviting space to relax, whilst the second offers further flexibility as a formal lounge, dining room or family room. A sleek downstairs WC adds further convenience to the ground floor.

Upstairs, three generously proportioned bedrooms provide comfortable accommodation for growing families, with the potential to easily convert the property back into a four-bedroom home. The impressive principal bedroom benefits from its own dressing room and a modern en-suite shower room, whilst the remaining bedrooms are served by a beautifully finished family bathroom featuring a luxurious freestanding double-ended bath, perfect for unwinding at the end of the day.

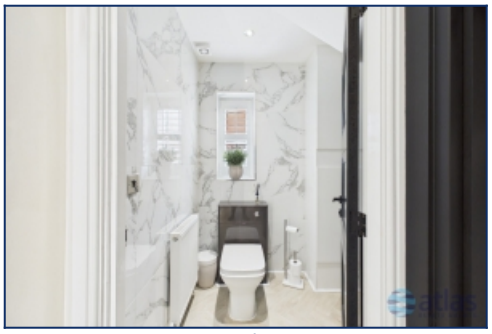
Externally, the property continues to impress with an immaculately landscaped rear garden, complete with a spacious decked patio ideal for al fresco dining and entertaining throughout the warmer months. An attached garage offers excellent storage space, while plantation shutters fitted throughout the home provide a timeless finish, enhancing both style and privacy.

Situated within one of West Derby's most desirable residential locations, this outstanding home enjoys easy access to an excellent range of local amenities, highly regarded schools, beautiful green spaces and excellent transport links. Combining stylish interiors, generous living space and an enviable location, this is a fantastic opportunity to acquire a truly move-in-ready family home.

Additional Images


Hallway


Hallway


Downstairs W.c.


Reception Room One


Reception Room Two


Reception Room Two

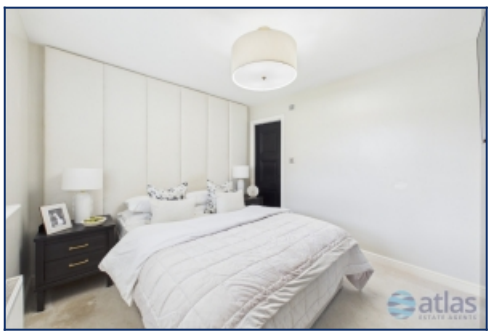

Kitchen


Kitchen


Kitchen


Landing


Bedroom One


Bedroom One


En-suite To Bedroom One


Dressing Room/Bedroom Four


Dressing Room/Bedroom Four


Bedroom Two


Bedroom Two


Bedroom Three


Bathroom


Bathroom


Garage


Garden


Aerial View Of Plot

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.