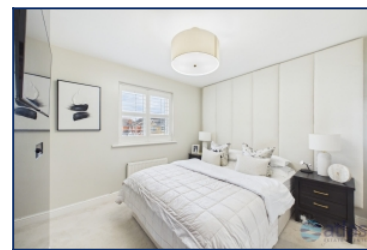


Colonel Drive, West Derby, L12



For Sale - £475,000 Offers in Excess of

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.
- Four Well-Proportioned Bedrooms, Including a Principal Bedroom 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.
- No Onward Chain.
- 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 four-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, four generously proportioned bedrooms provide comfortable accommodation for growing families. The impressive principal bedroom benefits from 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.

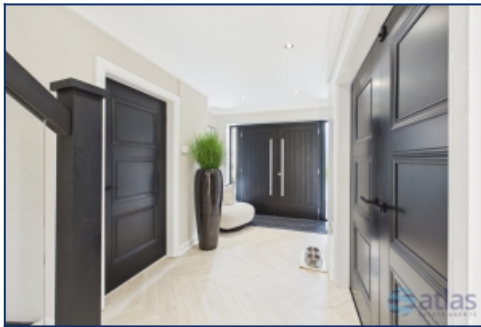
Externally, the property continues to impress with an immaculately landscaped rear garden, complete with a spacious decked patio ideal for al fresco dining and entertaining throughout the warmer months. An attached garage offers excellent storage space, while plantation shutters fitted throughout the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



Garden



Hallway



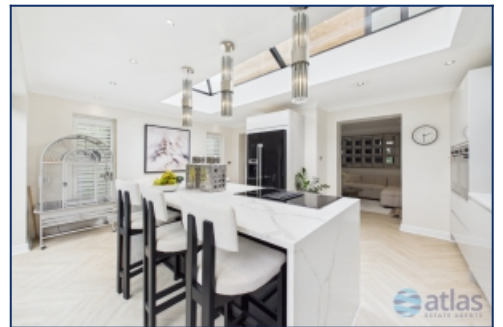
Hallway



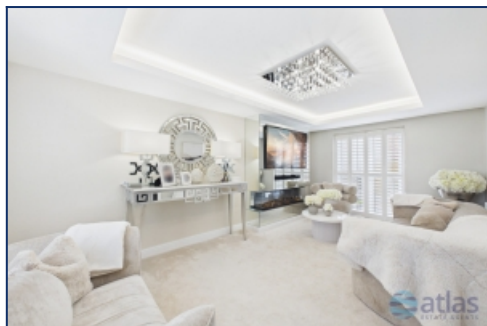
Kitchen



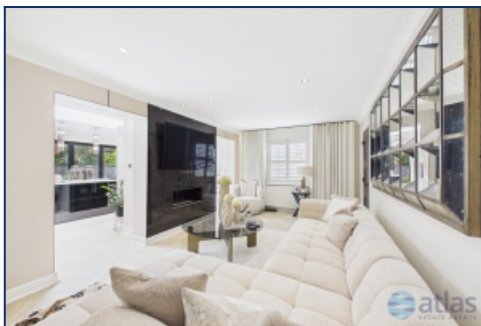
Kitchen



Kitchen



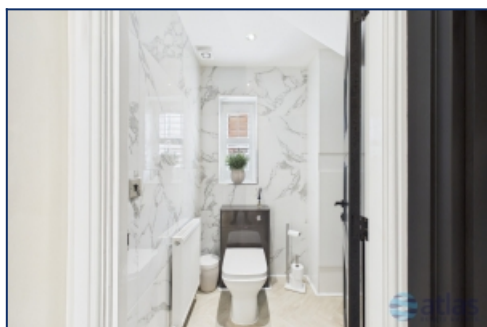
Reception Room One



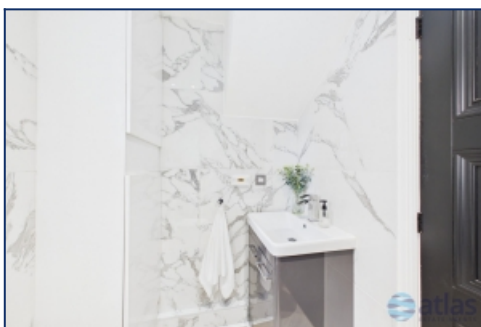
Reception Room Two



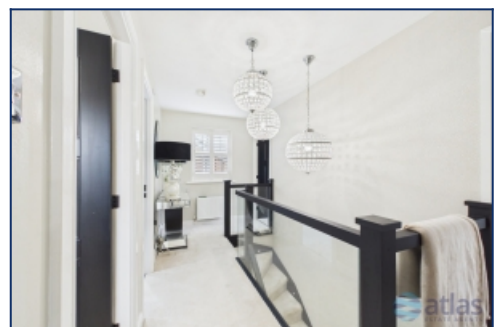
Reception Room Two



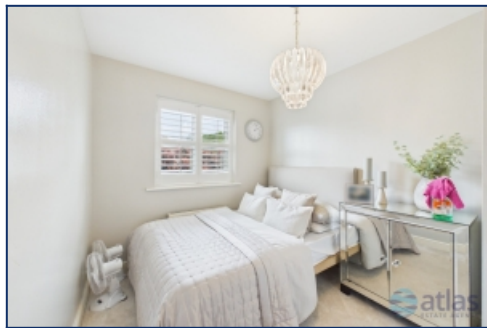
Downstairs W.c.



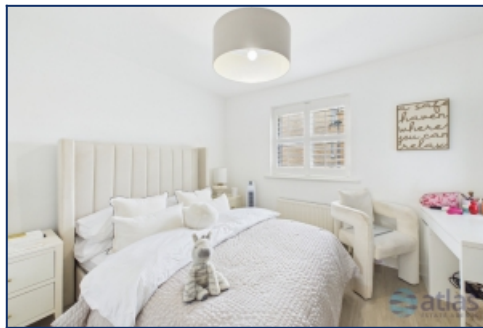
Downstairs W.c.



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



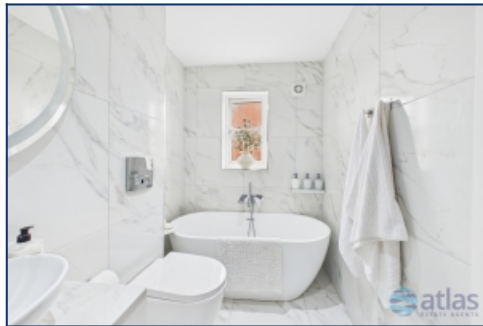
En-suite To Bedroom Three



Dressing Room/Bedroom Four



Dressing Room/Bedroom Four



Bathroom



Bathroom



Garage



Garden



Aerial View Of Plot

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.