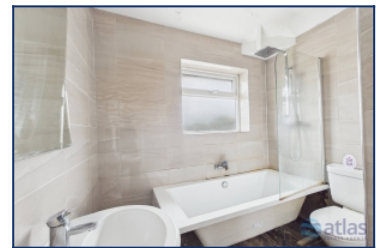


## Eaton Road North, West Derby, L12



**For Sale - £220,000**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Generous Reception Room Featuring a Contemporary Electric Fireplace, Creating a Stylish and Welcoming Living Space
- Spacious Kitchen with an Internal Window Overlooking the Second Reception Room, Enhancing Light and Connectivity
- Rear Extension (sun Room) Providing Additional Living Space and an Abundance of Natural Light
- French Doors Opening Onto a Large Rear Garden, Ideal for Entertaining and Family Enjoyment
- Well-Appointed Bathroom Fitted with a Bath and Overhead Shower
- Private Driveway Offering Off-Road Parking for One Vehicle
- Just a Three-Minute Drive to Croxteth Park
- Excellent Transport Links Nearby, Providing Convenient Access to Local Amenities and Surrounding Areas
- No Onward Chain.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 88 square metres / 952 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Double Oven (Electric), Hob (Gas)

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Eaton Road North, in the ever-popular suburb of West Derby, L12, offers an inviting blend of comfort, space and convenience — and is available with no onward chain.

Arranged thoughtfully over two floors, the accommodation unfolds with a wonderful sense of flow. At its heart lies a generous reception room, where a contemporary electric fireplace creates a stylish focal point and an immediately welcoming atmosphere — the perfect setting for relaxed evenings or cosy gatherings. Beyond, a second reception room benefits from a rear extension, flooding the space with natural light and offering versatile living, whether as a formal dining room, family snug or playroom.

The spacious kitchen has been cleverly designed with an internal window overlooking the second reception room, enhancing both light and connectivity, allowing conversation and company to continue effortlessly from one space to another. French doors open out from the rear living area onto a large garden — a delightful outdoor haven ideal for summer entertaining, children's play, or simply enjoying a quiet morning coffee in the fresh air.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for growing families, guests or home working. The bathroom is well-appointed, fitted with a bath and overhead shower to suit both quick weekday routines and long, indulgent soaks.

Practicality is equally considered, with a private driveway offering off-road parking for one vehicle. The location is superb: just a three-minute drive from the green expanses of Croxteth Park, and benefitting from excellent transport links that provide convenient access to local amenities, schools and surrounding areas.

This is a home that combines warmth, versatility and location in equal measure — ready to move into and ready to be enjoyed.

## Additional Images



Reception Room



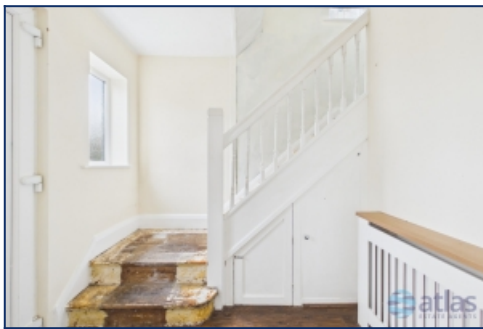
Kitchen



Kitchen



Sun Room



Hallway



Bedroom



Bedroom



Bedroom

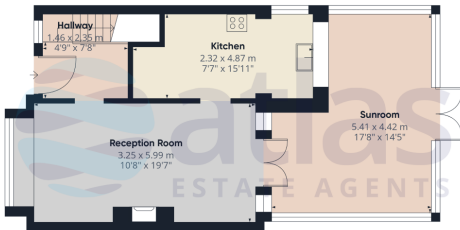


Garden



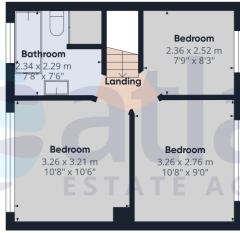
Front Elevation

## Floor Plans



Ground Floor

Approximate total area\*  
88.4 m<sup>2</sup>  
952 sq ft



First Floor

(\*) Excluding balconies and terraces

Calculations reference the RICS NPS  
B2 standard measurements and  
agreement and best practice. This  
floor plan is intended for illustration  
only.

GMFFTS60

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