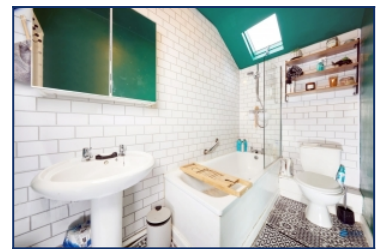


## Almonds Green, West Derby, L12



**For Sale - £250,000**

### Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: D
- Beautiful Home Full of Character Features
- Spacious Two Reception Rooms
- Stunning Extended Kitchen/diner
- Convenient Downstairs W.c.
- Three Generous Double Bedrooms, Including a Master with En-suite
- Modern Bathroom with Bath and Overhead Shower
- Well Maintained Large Garden
- Versatile Outbuilding with Power, Suitable for Use as a Workshop, Storage, or Home Office
- Private Driveway for Off-street Parking
- Double Glazing and Gas Central Heating

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,219 square feet / 113 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A Charming and Characterful Home in the Heart of Almonds Green, West Derby

Atlas Estate Agents are delighted to present this truly stunning three-bedroom terraced home, nestled in the sought-after location of Almonds Green, West Derby (L12). Brimming with character and modern comforts, this beautifully presented property offers a perfect blend of traditional charm and contemporary living.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the stunning extended kitchen/diner, a beautifully designed space that seamlessly combines style and practicality—perfect for family meals or hosting guests. A convenient downstairs W.C. adds to the home's thoughtful layout.

The first floor boasts three generous double bedrooms, including a luxurious master suite with its own en-suite bathroom. A modern family bathroom, complete with a bath and overhead shower, provides the perfect place to unwind.

Stepping outside, the large, well-maintained garden offers a private retreat, ideal for outdoor dining, play, or simply soaking up the sunshine. A versatile



outbuilding with power presents endless possibilities—whether you need a workshop, additional storage, or a home office.

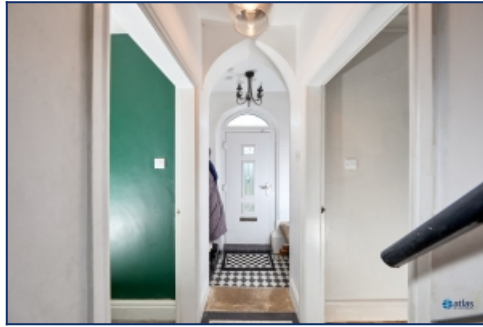
Additional benefits include double glazing, gas central heating, a private driveway for off-street parking, and a fantastic location close to local amenities, schools, and transport links.

This exceptional home is not to be missed—viewings are highly recommended!

## Additional Images



Garden



Hallway



Reception Room



Reception Room



Reception Room



Dining / Kitchen Area



Kitchen



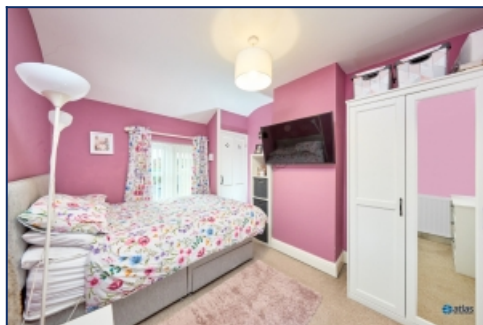
Dining / Kitchen Area



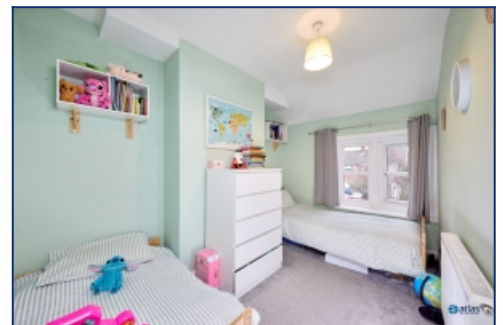
W.c



En-suite



Bedroom Two



Bedroom Three



Garden



Outbuilding

# 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.