



## Gainsborough Close, West Derby, Liverpool

£260,000



4



1



3

EPC rating: TBC

- Detached
- Freehold
- Sought After Area

- Four Bedrooms
- Cul De Sac Position
- Deceptively Spacious



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## Description

Style and sophistication ooze out of this detached home located in an area renowned for excellent schools, amenities and transport links. Open spaces, including Croxteth Hall and Country Park, are within easy reach, as is West Derby Village and all it has to offer. Located on "The Grange Estate" this substantial property will appeal to a mature or growing family

Accommodation comprising; hallway, lounge, study/music room, dining room, large kitchen, conservatory, four bedrooms and family bathroom. The property benefits from UPVC double glazing, gas central heating system, front and rear gardens and drive way parking. Prospective buyers should be aware that, under the terms of the 1979 estate agents act this property is being sold by a family member related to an employee of Northwood.

## Photographs





### Hall

UPVC double glazed front door. Wood Floor.

### Lounge

UPVC double glazed window to front aspect. Wood effect laminate floor. Stairs to first floor. Radiator. Feature fire surround and hearth with living flame gas fire. Double doors to kitchen. Sliding door to study.

### Study

UPVC double glazed window to front aspect. Wood effect laminate floor. Radiator. Double doors to dining room.

### Kitchen

Range of wall and base units with work surface over. One and a half stainless steel sink with mixer tap over. Integrated dishwasher. Integrated freezer. Space for free standing fridge freezer and one under counter appliance. Wood effect laminate floor. Breakfast bar. Inset spotlights. UPVC double glazed window to rear aspect. Storage cupboard. Open to dining room.

### Dining Room

UPVC double glazed French doors. Wood floor. Radiator.

### Conservatory

Wood effect laminate floor. Radiator. UPVC double glazed French doors and windows.

### Stairs and Landing

Storage cupboard. Loft access.

### Bedroom One

UPVC double glazed window to front aspect. Radiator.

### Bedroom Two

UPVC double glazed window to front aspect. UPVC double glazed window to rear aspect. Radiator. Separation wall. Wood effect laminate floor. Loft access.

### Bedroom Three

UPVC double glazed window to rear aspect. Radiator. Wood effect laminate floor.

### Bedroom Four

UPVC double glazed window to front aspect. Radiator.

### Bathroom

Panelled bath with shower over. Vanity sink unit. Toilet. Painted panelled walls. UPVC ceiling. UPVC double glazed window to rear aspect. Part ceramic tiled walls. Towel radiator. Vinyl floor.

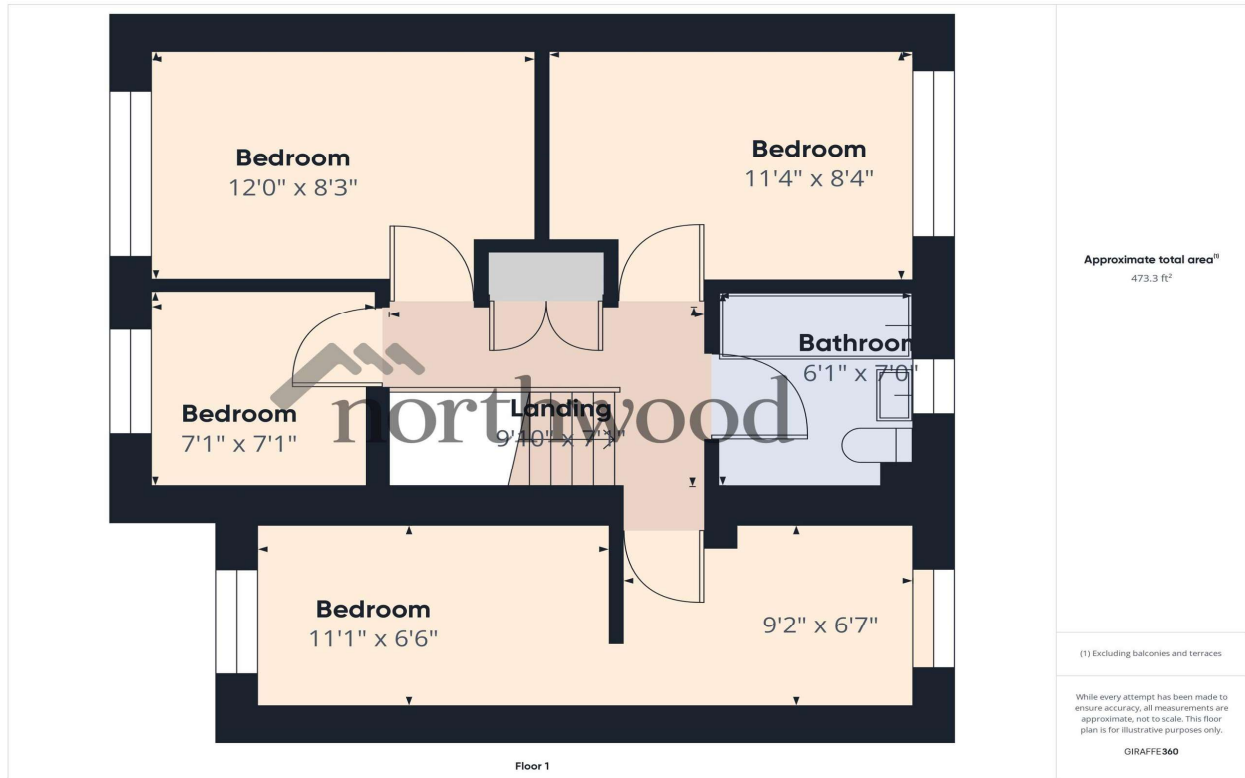
### Rear Garden

Paved patio area. Raised decked area. Rest laid to lawn.  
Planted borders. Shed. Side paved passage way.

More photographs



## Floorplan



## Map



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