



Regiment Way, Liverpool, L12 4ZD

£357,995

PRICED TO SELL NOW!!! Stunning high specification detached house with many extras & upgrades on corner plot with open aspect across West Derby Golf Club. MUST BE VIEWED!!!!



7 Regiment Way, Liverpool, L12 4ZD

We are delighted to offer for sale this much improved and upgraded detached house located on a corner plot with open aspect to West Derby Golf Club plus with access to amenities and transport links. Within catchment of OFSTED 'Good' Primary and Secondary schools.

The property is presented to a very good standard and as you would expect benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with marble worktops and integrated appliances and separate utility room plus a contemporary bathroom, en suite and WC. Items of note include feature internal doors, timber and glazed staircase plus feature remote controlled electric fire and French doors to the lounge. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. Off the first floor landing are 4 well proportioned bedrooms, the master with en suite plus a family bathroom.

The property is located on a corner plot with open aspect to the front across west derby Golf Club. There are well presented gardens plus a driveway leading to a detached garage.

Tenure - Leasehold
Term - 987 years remaining
Ground Rent - £250 pa.
Estate Management Fee - £100 pa.
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring. Feature timber and glazed staircase. Access to store.

Lounge 18'1"(max) x 10'7"(max) (5.53m(max) x 3.24m(max))

A light through room with remote controlled electric fire plus French doors and Karndean flooring.

Dining Kitchen 18'1"(max) x 12'1" (max) (5.53m(max) x 3.69m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting marble worktops, upstands and splash back. With double oven, microwave, induction hob,

hood, fridge freezer and dishwasher. With recessed spot lights, feature radiator, floor tiling and blinds.

Utility Room 5'9" x 4'8" (1.77m x 1.43m)

having modern units and marble worktops plus recessed spot lights and floor tiling.

WC 5'9"(max) x 3'9"(max) (1.76m(max) x 1.16m(max))

Having contemporary white sanitary ware with vanity basin, wall and floor tiling, feature radiator and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 10'1" x 9'8" (3.08m x 2.97m)

A light dual aspect room with carpets and blinds.

En Suite 7'9" x 5'7" (2.38m x 1.71m)

Having contemporary white sanitary ware with walk in double shower, vanity basin, wall and floor tiling, feature radiator, recessed spot lights and blind.

Bedroom 2 10'10" x 9'10" (3.31m x 3.01m)

With carpets and blinds.

Bedroom 3 10'9"(max) x 8'0"(max) (3.30m(max) x 2.44m(max))

With fitted units plus carpets and blinds. Access to store.

Bedroom 4 8'3"(max) x 7'3"(max) (2.53m(max) x 2.21m(max))

With carpets and blinds. Currently used as a dressing room.

Bathroom 7'9" x 5'10" (2.38m x 1.79m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, wall and floor tiling, feature radiator and recessed spot lights.

EXTERNAL

The property is located on a corner plot with open aspect to the front across west derby Golf Club. There are well presented gardens plus a driveway leading to a detached garage.





