



149 Campbell Drive, Liverpool, L14 7QF

Offers Over £325,000



**STAPLETON
DERBY**

Extended Detached Four-Bedroom Family Residence

Presented by Stapleton Derby, this delightful extended, four-bedroom, detached home is nestled in the sought-after area of Liverpool. Boasting easy access to local amenities, schools and major motorways such as the M62/M57 and rail connections, this property offers both comfort and convenience.

The residence consists of a porch, entrance hallway, dining room, living room, extended kitchen and internal access to the garage. Upstairs, you'll find four generously sized bedrooms and a family bathroom. Outside, the detached plot offers a spacious gated driveway to accommodate off-road parking. At the rear, there's a patio area, lawn, and a detached outbuilding which could have a variety of uses.

This property is offered as freehold, providing peace of mind for prospective buyers. EPC D, but does need updating.

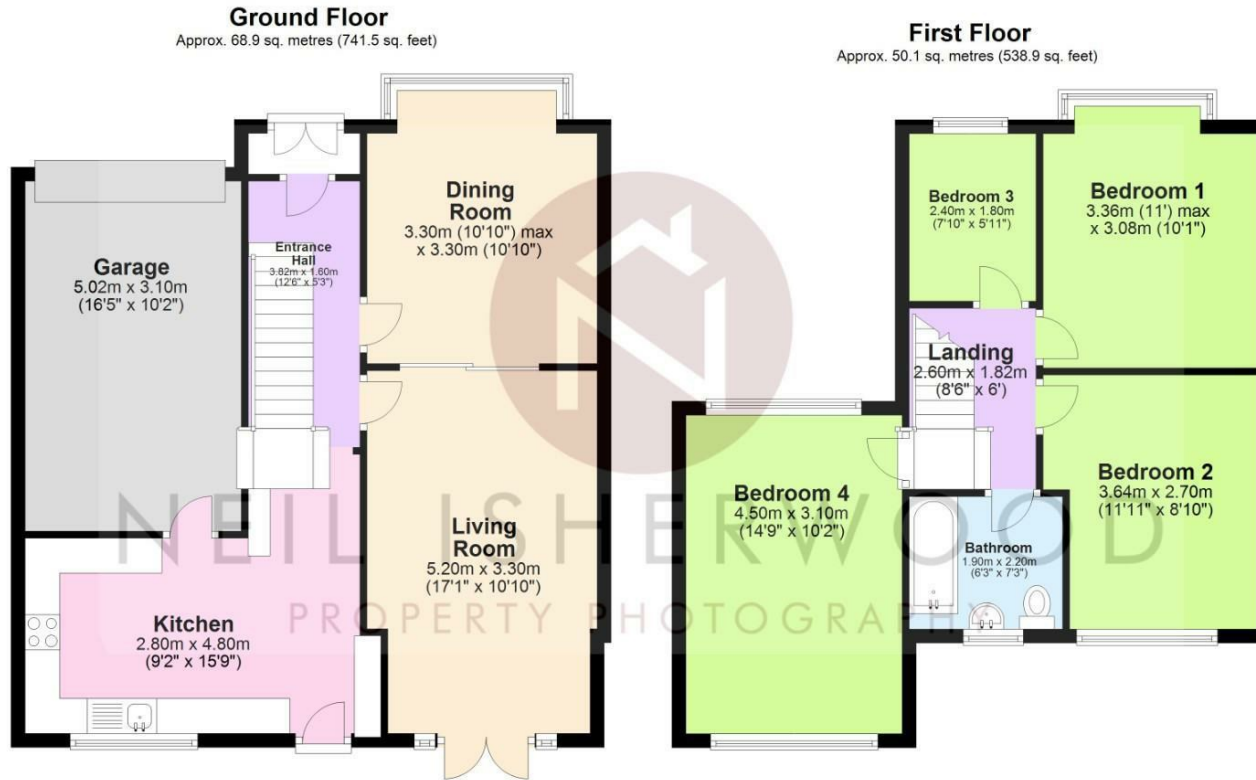








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Total area: approx. 119.0 sq. metres (1280.4 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	79
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.