



Station House, West Derby, Liverpool, L12 7JA

- Stunning Two Bedroom Semi Detached Period Property
- Recently Renovated Throughout
- Two Inviting Reception Rooms
- Two Generously Sized & Well Presented Bedrooms
- Bursting with Charm & Character
- Available for Sale with No Onward Chain!
- Modern Fitted Kitchen & Boiler Room
- Modern Family Bathroom Suite



Offers in Excess of £225,000





















Description

Move Residential is pleased to offer for sale this stunning two bedroom semi detached character property, located on Mill Lane in West Derby, L12. 'The Station House' is bursting with style, charm and character throughout and offers generous living proportions and original features throughout. Boasting an attractive frontage, this unique, property briefly comprises; a grand entrance hallway which leads to two bright and spacious reception rooms located either side, a modern fitted kitchen complete with a range of stylish wall and base units, an integrated gas hob and oven and ample work surface space and a convenient boiler room which could potentially be used as a utility room. As you ascend to the first floor, you will find two well proportioned and presented double bedrooms and a contemporary style, three piece family bathroom suite. Externally, the property offers three different areas. From the kitchen, is a back door that leads to a side courtyard with gated access to a delightful rear yard. The property also offers direct views and access to the old Railway platform which is now the transpennine railway path. Further benefits to the property includes double glazing and gas central heating throughout.

Location

West Derby Village is a historically significant area of the City, which today retains many well preserved elements of its past, giving it a unique appearance and village character. Apart from the cottages of the Village itself, housing in the immediate area is mainly traditional semi and detached, with more modern housing in nearby Croxteth and Croxteth Park, appealing to young professionals, families and older buyers. Central to the attraction of the area is Grade II listed Croxteth Country Park, covering a massive 500 acres and containing its own historic hall, farm and adventure playground. West Derby itself has a good number of local shops, as well as several bars and eateries. A Library is located on West Derby Road and the Lifestyles Centre at Honeys Green Lane, Sefton Rugby Union Football Club, West Derby Bowling Club and West Derby Golf Club all offer great opportunities for sports activities. Local schools are well renowned and include West Derby School, St Edwards College and Cardinal Heenan Catholic High School. Close proximity to Queens Drive puts both the M62 and M57 in easy reach for travel out of the City.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.