



Queenscourt Road, West Derby, L12 8RH

- Fantastic Three Bedroom Semi Detached Property
- Popular Residential Location
- Substantial Fitted Galley Kitchen
- Three Piece Shower Room Suite
- Available for Sale with No Onward Chain
- Two Inviting Reception Rooms
- Three Generously Sized Bedrooms
- Expansive Rear Garden & Off Road Parking



Offers in Excess of £230,000













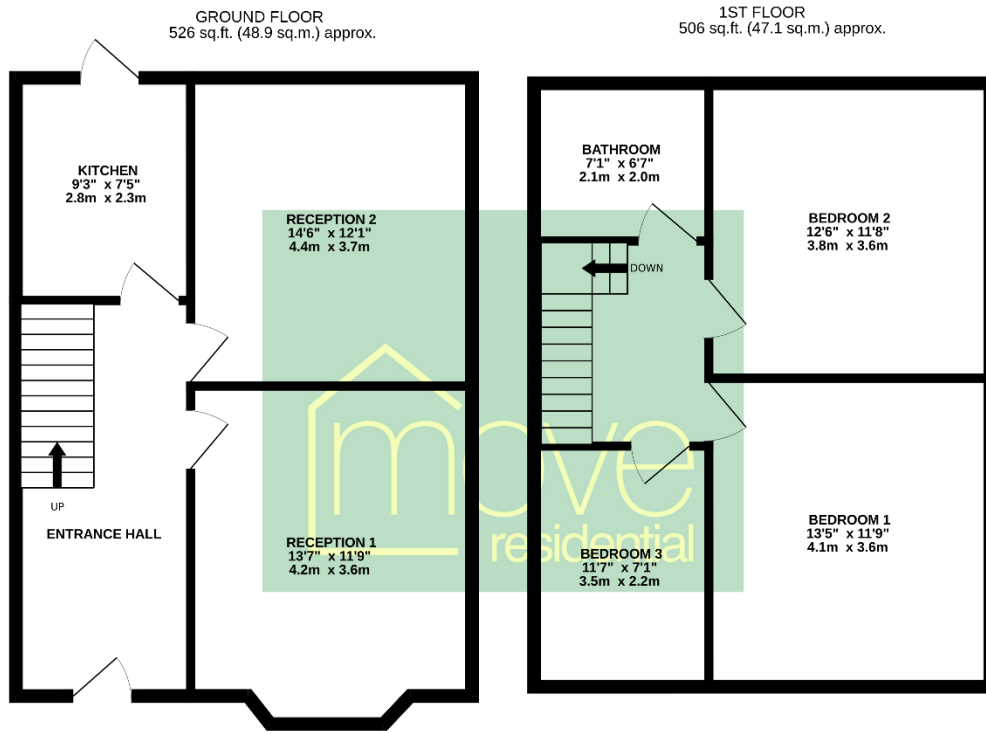


Description

Move Residential is pleased offer for sale this fantastic three bedroom semi detached traditional family home, located on Queenscourt Road in West Derby, L12. Available for sale with no onward chain, the property is in need of some cosmetic updating although is exceptionally well presented and has been lovingly maintained over the years by its current owner. Set on an expansive plot, as appointed agents - we are confident that this wonderful home will provide a perfect future home for a very lucky family. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge, a secondary reception room to the rear of the property with French patio doors to the stunning rear garden - perfect for family mealtimes and entertaining guests, and a substantial fitted galley kitchen, equipped with a range of wall and base units, integrated appliances and more than ample work surface space. Venturing to the first floor, you will find two generously sized and well presented double bedrooms - one of which benefits from custom built fitted wardrobes, a good sized single bedroom and a contemporary style three piece shower room suite with easy access facilities. Externally, to the front of the property, a flagged driveway provides ample off road parking; whilst to the rear elevation, there is an expansive and neatly manicured laid to lawn garden which is framed by a range of established greenery borders that provide privacy and seclusion. Further benefits include 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.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.