

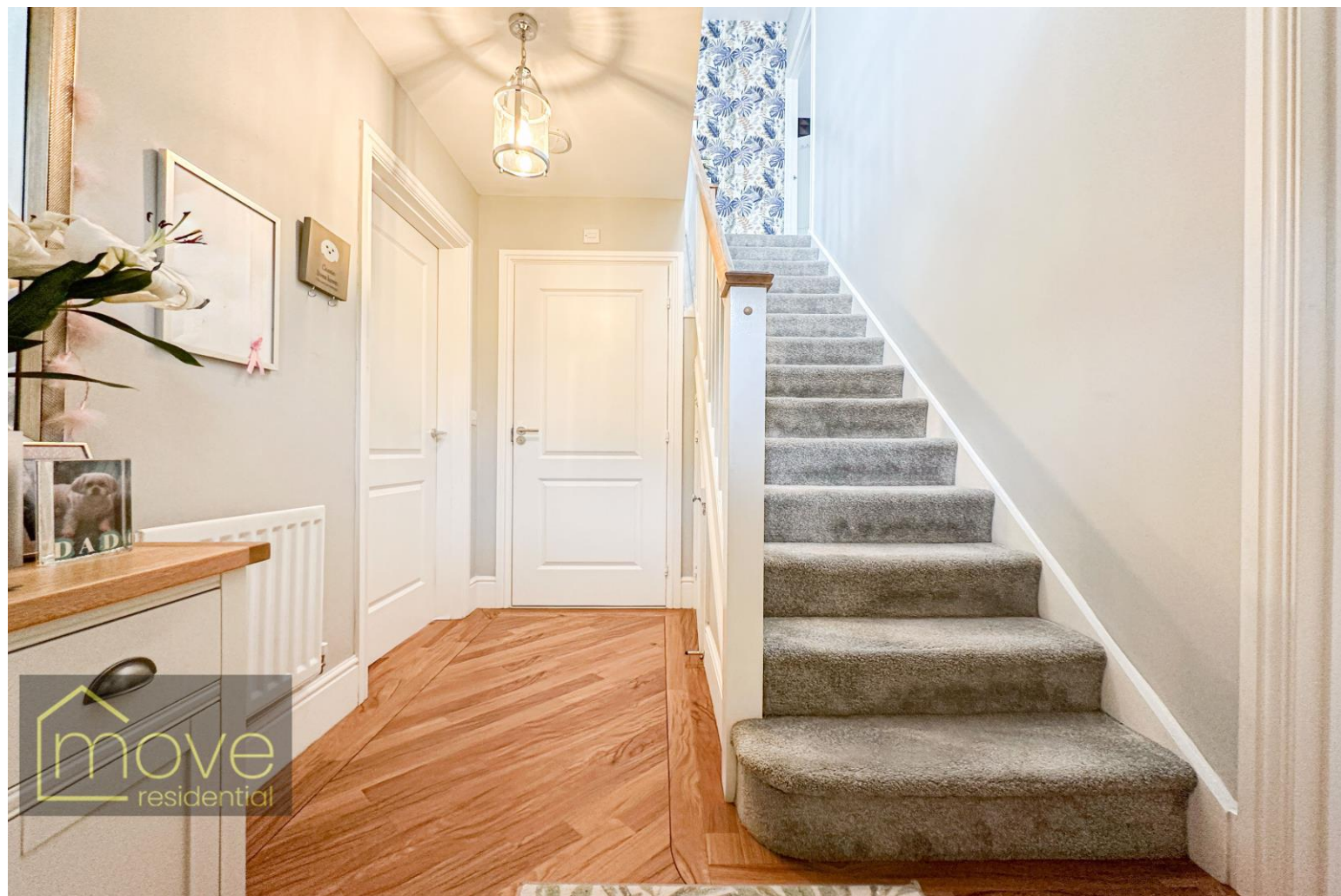


Bingle Way, West Derby, L12 7AD

- Fabulous Four Bedroom Detached Family Property
- Generously Proportioned & Immaculately Finished
- Impressive Open Plan Kitchen Diner & Utility Room
- Ensuite to Master & Deluxe Family Bathroom Suite
- Quiet Cul-De-Sac Location in Desirable West Derby
- Inviting Entrance Hall, Elegant Family Lounge & WC
- Four Beautifully Presented & Substantial Bedrooms
- Delightful Rear Garden, Off-Road Parking & Garage



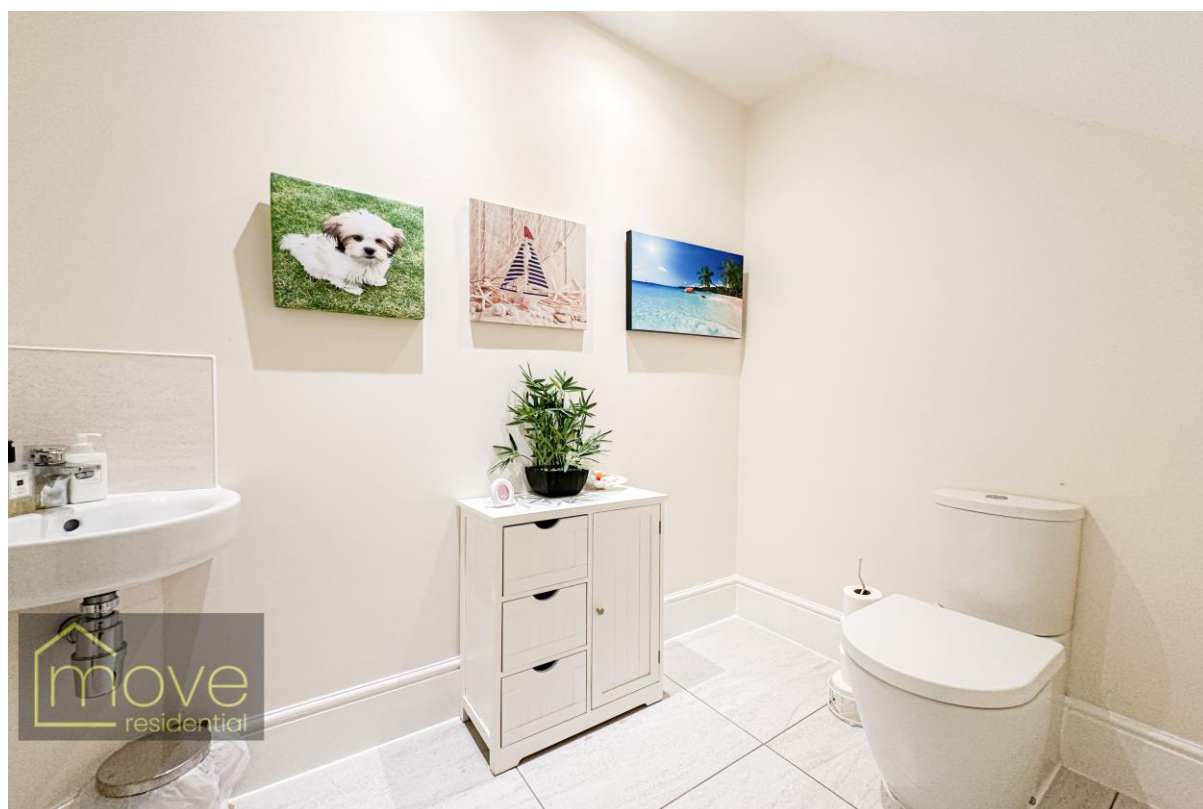
Offers Over £485,000 - No Onward Chain





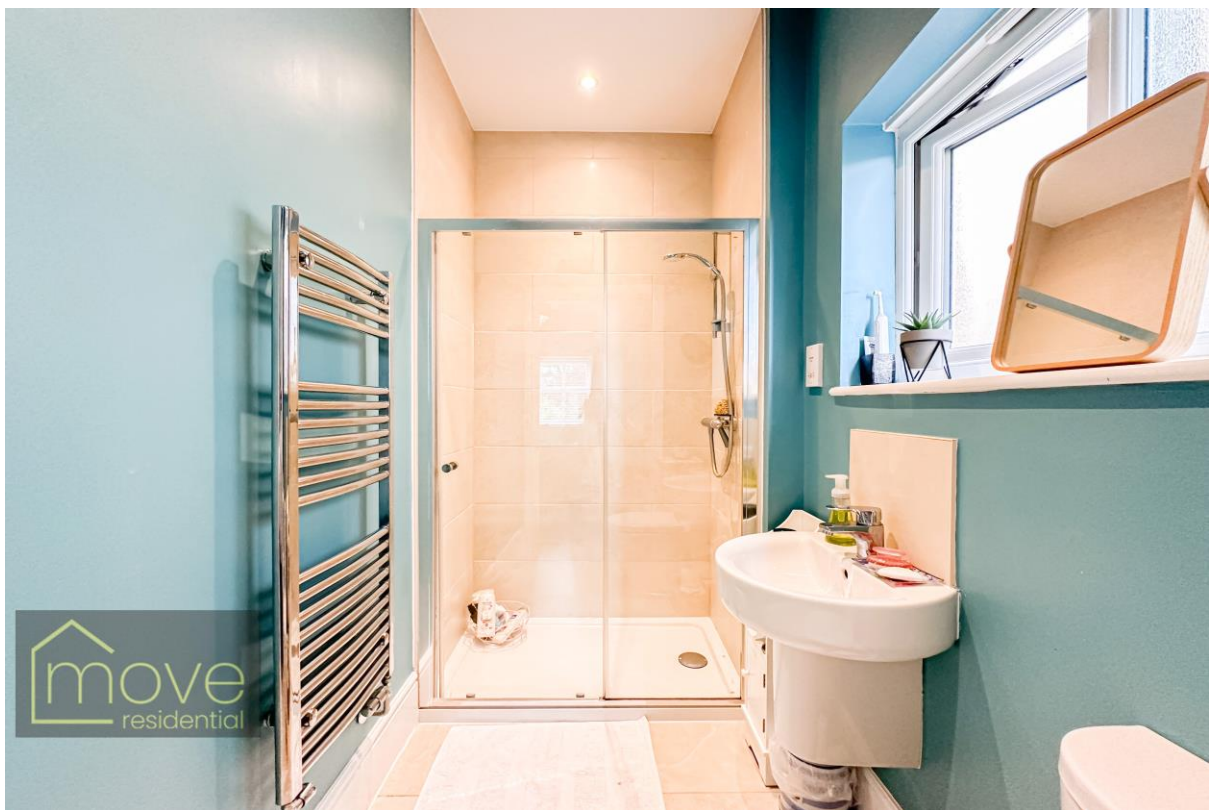
























Description

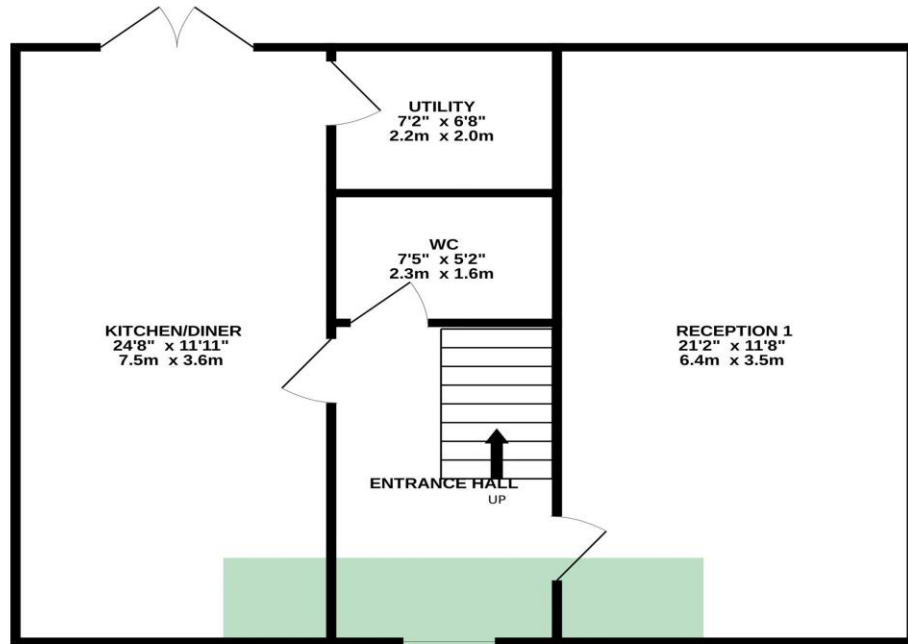
Enjoying a prime position on Bingle Way, a peaceful cul-de-sac located within the desirable suburb of West Derby, L12, is this fabulous four bedroom detached family home, proudly presented to the sales market by appointed agents Move Residential with no onward chain. Set on a generous plot and boasting an attractive frontage, this property offers exceptionally generous living proportions which have been finished to an impeccable standard throughout, promising to make an enviable forever home for a very lucky family. Stepping into the home you are greeted by an inviting entrance hall, which sets a precedent for the accommodation to follow, leading into a stunning and spacious family lounge. Awash with natural light and finished in an elegant décor, boasting plush carpeting and an eye-catching feature fireplace, this presents both a stylish and welcoming setting for relaxing with family and friends. The tasteful décor continues into the striking open plan kitchen dining and living space which is certain to impress, providing the ultimate space for sociable living, perfectly suited for both enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of high gloss fitted base and wall units, complementary worktops providing plentiful surface space and a variety of sleek integrated appliances. With ample room on offer, both a dining table and a sofa area can be accommodated, ideally positioned in front of french doors which offer views and access out to the rear garden and flood the space with daylight. Beautifully presented with a quality Karndean flooring, this versatile room is sure to be the heart of the home. Completing the ground floor is a convenient WC and separate utility room. The outstanding standard continues to the first floor, where you will find four generously sized bedrooms, all immaculately presented featuring plush carpeting, and receiving plenty of natural light. The fabulous master bedroom further enjoys stylish fitted wardrobes along with the added luxury of a contemporary style ensuite shower room. Concluding the interior of this show-stopping home is a deluxe three-piece family bathroom suite. Externally, the property enjoys a delightful rear garden, made up of a meticulously manicured lawn and a smartly flagged patio area, perfect for enjoying al-fresco dining and outdoor entertaining. To the front, a substantial driveway provides off-road parking, whilst a sizable garage offers additional storage space. Further enhancing this home are the idyllic surroundings of the estate, with the property overlooking a picturesque pond which is home to a variety of wildlife.

Location

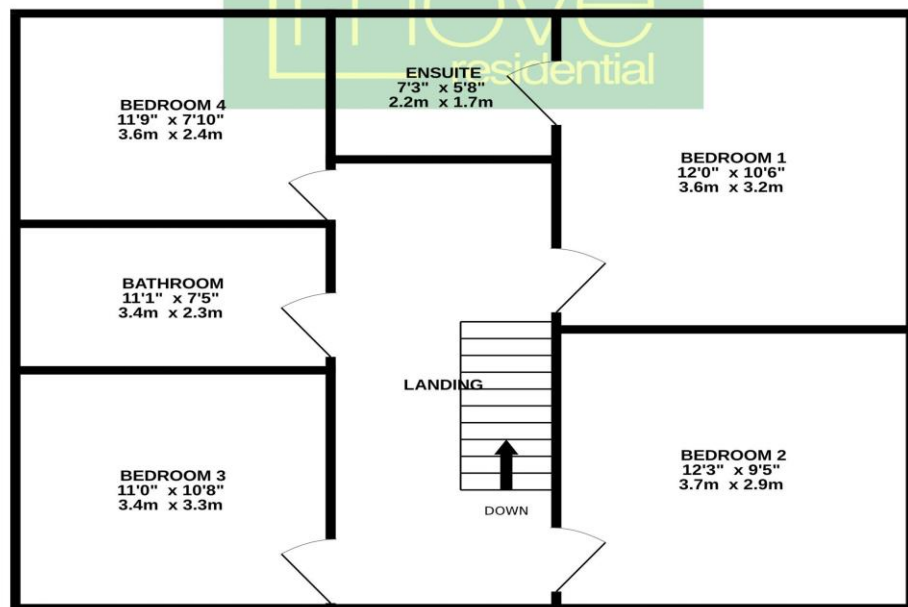
West Derby Village is a historically significant area of the City, which today retains many well preserved elements of its past, giving it a unique appearance and village character. Apart from the cottages of the Village itself, housing in the immediate area is mainly traditional semi and detached, with 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.

Floor Plan

GROUND FLOOR 671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR 671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	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.