



Bellefield Avenue, West Derby, L12 1LR

- Stunning Three Bedroom Semi Detached Residence
- Extended to High Standard & Beautifully Presented
- Impressive Open Plan Kitchen, Dining & Living Area
- Contemporary Three-Piece Family Bathroom Suite
- Cul-de-Sac Location in Desirable Area of West Derby
- Entrance Hall, Spacious Lounge, WC & Utility Room
- Two Generously Sized Double Bedrooms & Single
- Fantastic Garden to the Rear & Off-Road Parking



£425,000

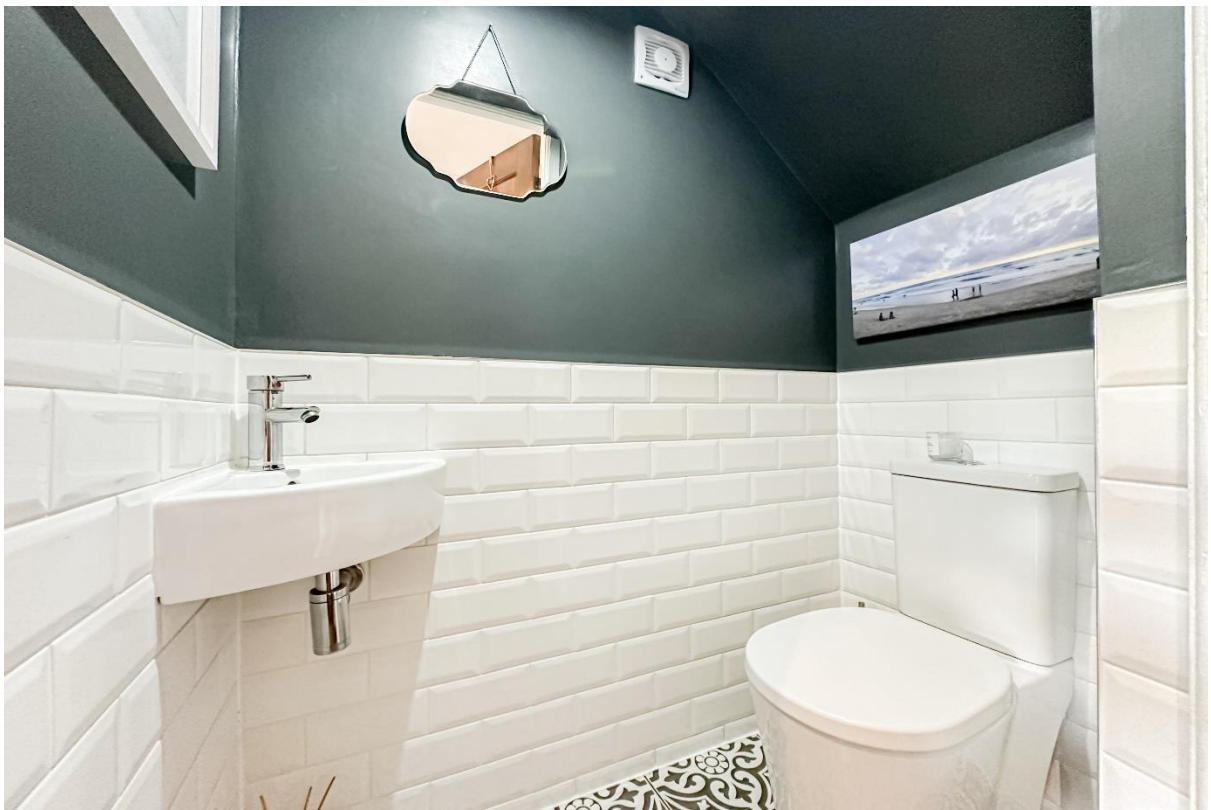
























Description

Enjoying an enviable position on Bellefield Avenue, a quiet cul-de-sac located within the sought-after suburb of West Derby, L12, is this stunning three bedroom semi detached home, welcomed to the sales market by appointed agents Move Residential. Having been heavily extended, this property offers expansive and immaculately presented living proportions throughout, carefully designed to suit the requirements of family living, promising to make a fabulous future home for a very lucky buyer. Upon entering the property, you are greeted by an inviting entrance hall which leads through to a spacious family lounge, enjoying a walk-in bay window which floods the space with natural light. Finished in a tasteful décor featuring an attractive parquet flooring and eye-catching fireplace, this presents a welcoming and stylish space to relax with family and friends. This is followed by a show-stopping open plan kitchen, dining and living space which is certain to be the heart of the home, providing the ultimate space for sociable family living. The kitchen has evidently been designed to the very highest of specifications, complete with a range of sleek high gloss fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A spectacular centre island boasts the added luxury of a wine chiller and incorporates a breakfast bar, providing the ideal spot for more casual dining. A designated dining area can be accommodated under the atrium roof where bifold doors offer views and access out to the rear garden and illuminate the space in daylight, presenting a delightful setting for enjoying family mealtimes and entertaining guests, and there is ample room for a sofa area centred around a wood burner fireplace. Completing the ground floor is a convenient utility room and separate WC. The exceptional quality continues to the first floor, where you will find two generously sized double bedrooms and a well-proportioned single room, all impeccably presented and receiving plenty of natural light, with the two double bedrooms enjoying fitted wardrobes and the master bedroom further benefitting from a walk-in bay window and exquisite wooden floorboards. Concluding the interior of this wonderful home is a deluxe three-piece family bathroom suite, featuring complementary tiles to the walls and floor. Additionally, there is the exciting potential for the creation of further space, as the current owners have had planning permission granted for a loft extension. Externally, the property is further enhanced by a fantastic landscaped rear garden which offers a brilliant outdoor space for the whole household to enjoy. Stone steps from the kitchen lead down to a meticulously maintained lawn surrounded by decorative borders, and to the rear of the garden is a smartly flagged patio area providing an idyllic spot for enjoying al-fresco dining and entertaining. To the front is a substantial driveway accommodating off-road parking for two vehicles.

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.

EPC

Awaiting Image.

Floor Plan

Awaiting Image.

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.