



## Allerford Road, West Derby, Liverpool L12 4XS

- Brilliant Four Bedroom Terrace Home
- Spacious & Well-Presented Throughtout
- Downstairs Bedroom With An Ensuite
- Lawned Garden & Off-Road Parking
- Located In Popular Area Of West Derby
- Hallway & Generous Reception Room
- Three Further Bedrooms & Bathroom
- Ideal For First Time Buyers & Investors



£180,000











## EPC Summary

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 79 <b>C</b> |
| 55-68 | <b>D</b>      | 58 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

### 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.

## **Description**

Move Residential are delighted to present to the sales market this brilliant four bedroom end terrace home, located in the highly favoured residential area of West Derby, L12. Offering spacious and well-maintained living proportions throughout, this property presents an opportunity not to be missed for investors or first time buyers. Following through the entrance hall you are led into a spacious reception room, followed by a modern fitted kitchen, and a second reception room/ground floor bedroom complete with the added convenience of an ensuite bathroom. Continuing up to the first floor you will discover two well-proportioned bedrooms accompanied by a contemporary style family bathroom suite featuring a corner bathtub. At the pinnacle of the property, the second floor is home to the final bedroom. Externally, the property further benefits from a lovely rear garden consisting of a lawn and patio area, and to the front a driveway provides ample off-road parking.

## **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**

Awaiting Image.