



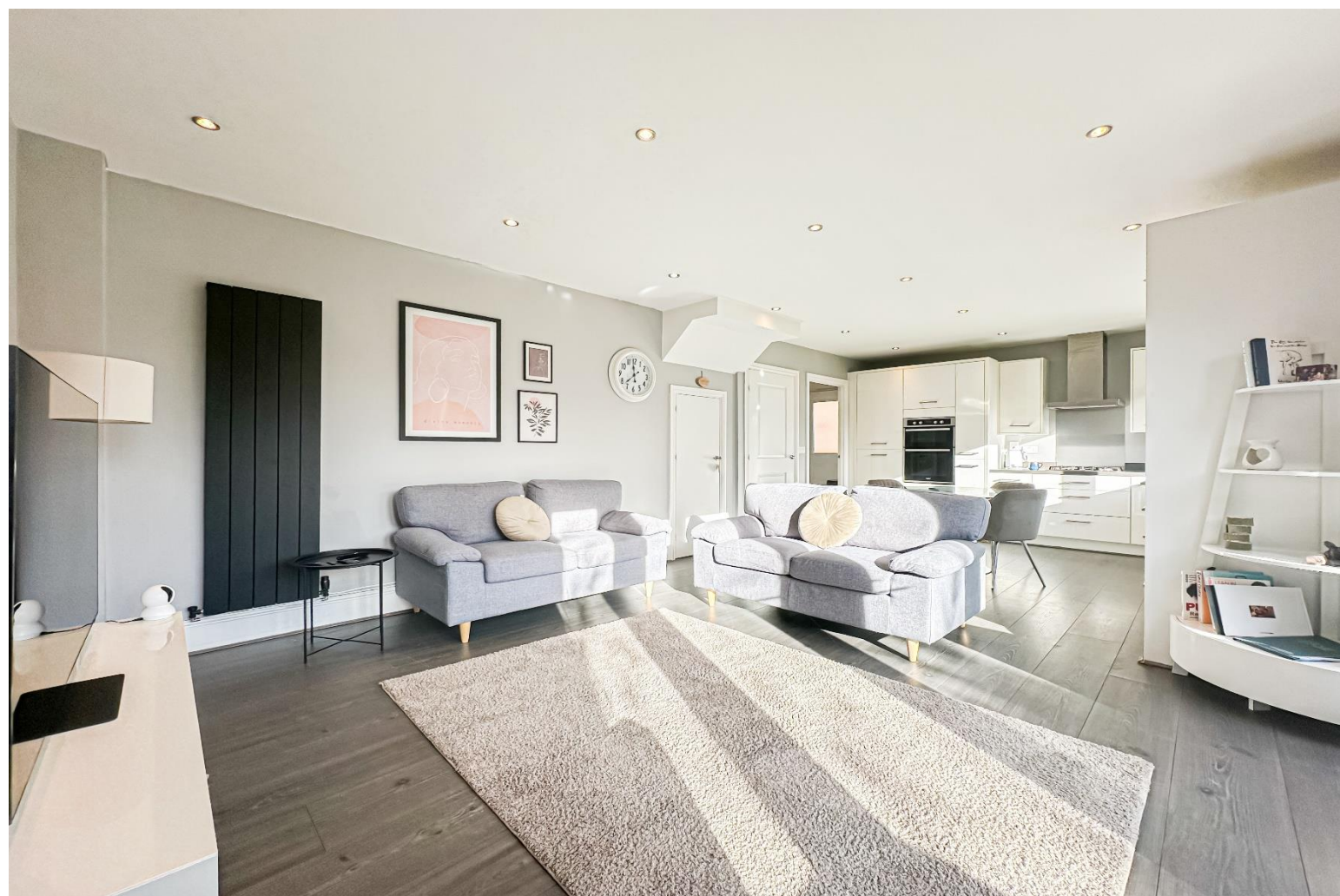
Murry Close, West Derby, Liverpool, L12 7NB

- Stunning Four Bedroom Detached Residence
- Well-Proportioned & Immaculately Presented
- Open Plan Kitchen Diner, Utility Room & WC
- Ensuite To Master & Deluxe Family Bathroom
- Located In The Desirable Area of West Derby
- Entrance Hall & Welcoming Reception Room
- Three Double Bedrooms & Large Single Room
- Fantastic Garden, Off-Road Parking & Garage



£475,000















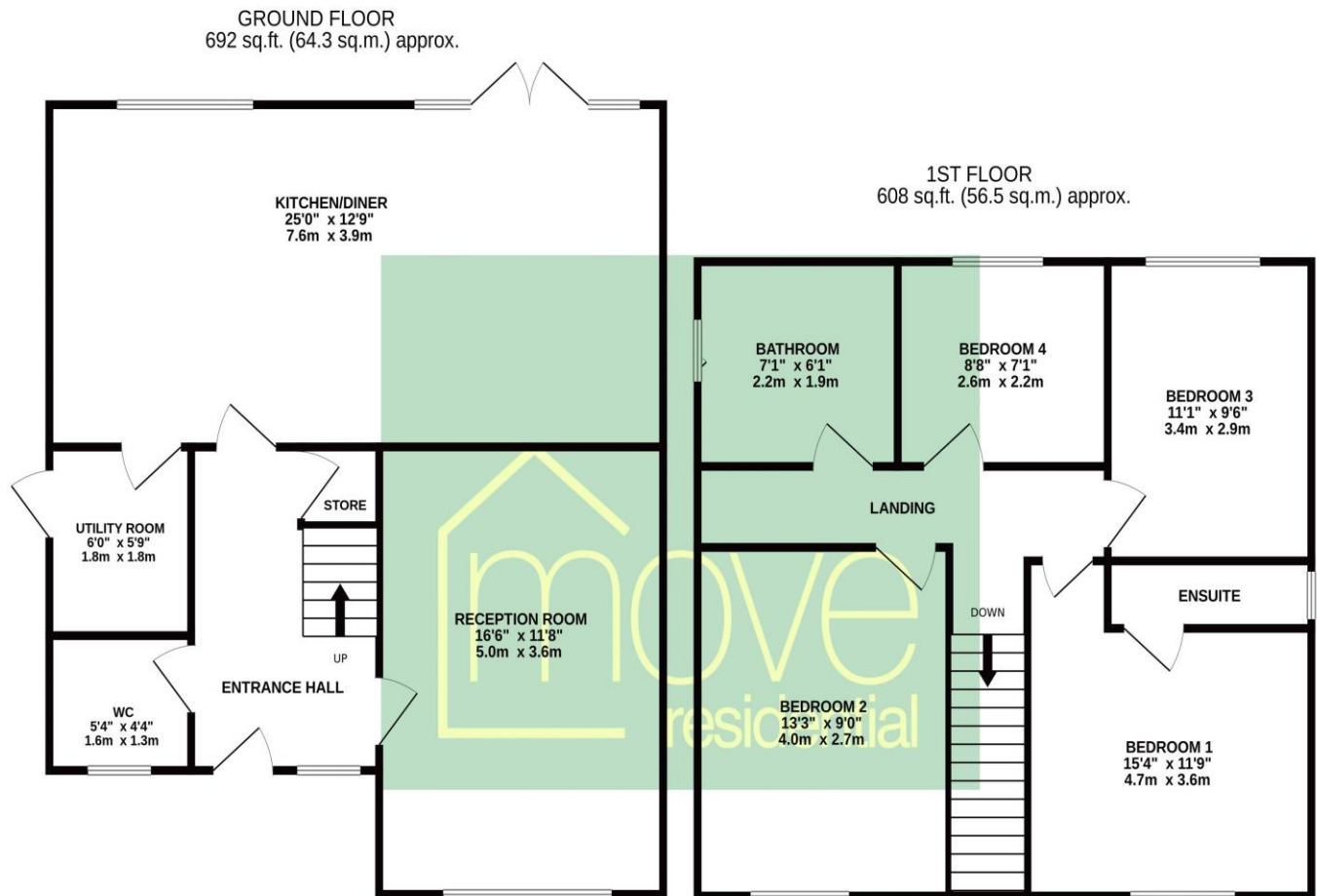
Description

This absolutely stunning four bedroom detached home, enjoying a prime spot on Murry Close in the desirable area of West Derby, L12, is proudly showcased to the sales market by appointed agents Move Residential. Boasting an attractive frontage exuding curb appeal, this property offers vast and versatile living proportions which have been thoughtfully designed to meet the requirements of modern family living. Boasting immaculately presented interiors finished to impressive specifications throughout, this promises to make a wonderful forever home for a very lucky buyer. Upon entering the residence you are greeted by an inviting entrance hall which leads through to a spacious and beautifully presented reception room. Flooded with natural light and finished in a tasteful décor featuring plush carpeting, this presents a welcoming space to relax and unwind which has a luxurious feel. At the heart of the home is a generously sized kitchen diner which provides a fabulous social setting, equally suited to enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is ample room to accommodate a dining area where a set of French doors provide views and access out to the rear garden, illuminating the space in daylight. Concluding the ground floor is a well-equipped utility room and convenient WC. The high quality continues to the first floor where you will discover three generously sized double bedrooms and a well-proportioned single room, each finished to an impeccable standard featuring plush carpeting throughout. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room and adding the finishing touch to the interior of this magnificent home is a deluxe three-piece family bathroom suite. Externally, the residence is further enhanced by a meticulously maintained rear garden providing a fantastic outdoor space for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities, and a smartly flagged patio area presents a serene spot for enjoying al-fresco dining and entertaining. To the front, a delightful garden area enhances the property's visual appeal, and a sizable driveway provides ample off-road parking, whilst a detached garage accommodates additional storage space. A viewing is highly recommended to fully appreciate the spacious proportions and exemplary specifications that this spectacular home has to offer.

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



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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 Summary

| 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.