



Eaton Gardens, West Derby, Liverpool L12 3HW

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned & Immaculately Presented
- Three Bright & Generously Proportioned Bedrooms
- Delightful Rear Garden With Lawn & Flagged Patio
- Located In The Highly Favoured Area Of West Derby
- Impeccable Open Plan Kitchen, Dining & Living Area
- Contemporary Style Three-Piece Family Bathroom
- Driveway Providing Off-Road Parking & Garage



£295,000













Description

Located on Eaton Gardens in the highly favoured residential area of West Derby, L12, is this delightful three bedroom semi detached property, welcomed to the sales market by appointed agents Move Residential. Boasting generous and immaculately presented living proportions which have been thoughtfully designed to meet the requirements of modern living, this promises to make a wonderful future home for a growing family. You are greeted into the property by an inviting entrance hall featuring attractive parquet style flooring, setting a precedent for the accommodation to follow. The ground floor has been opened up to create an open plan kitchen dining and living space, which is impeccably finished in a stylish décor throughout, providing the ultimate versatile social setting, equally suited to relaxing, enjoying family mealtimes and entertaining guests. The sitting area is awash with natural light courtesy of a box bay window and centres around an eye-catching wood burning stove, flowing seamlessly into the dining area which enjoys a set of bifold doors providing views and access out to the rear garden. The dining space opens out into a modern kitchen complete with a range of sleek fitted base and wall units, and complementary worktops providing plentiful surface space. The property continues to impress as you ascend to the first floor, where you will find three generously proportioned bedrooms, each beautifully presented, featuring plush carpeting throughout and receiving plenty of daylight, with the master room further benefitting from a bay window. Adding the finishing touch to this fabulous home is a contemporary style three-piece family bathroom suite. Externally, the property further enjoys a delightful rear garden featuring a neatly maintained lawn offering ample room for recreational activities, and a flagged patio area presenting the ideal spot for enjoying al-fresco dining during the warmer months. To the front, a driveway provides off-road parking, and a garage offers additional storage space.

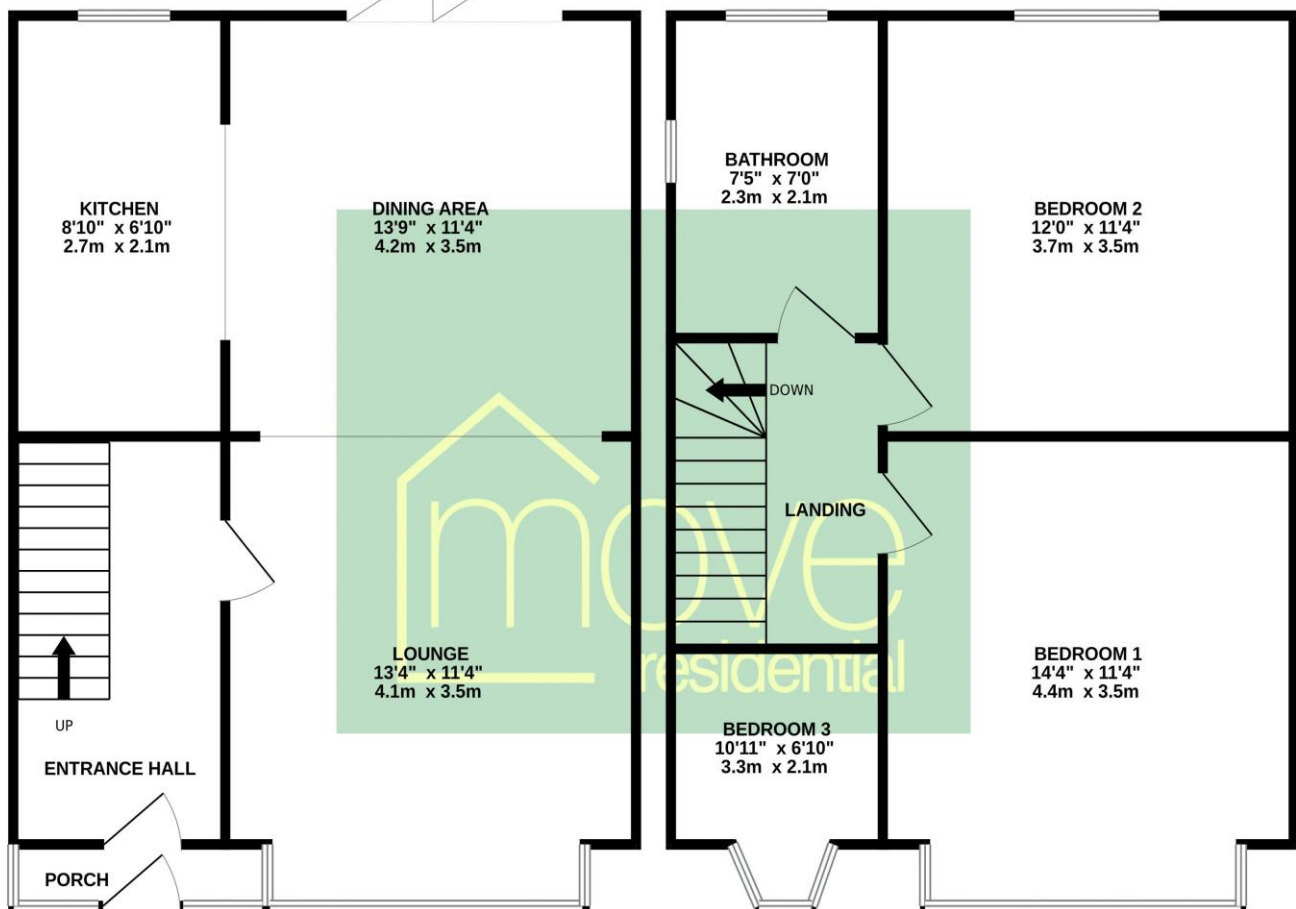
Location

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
553 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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

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.