



Colonel Drive, West Derby, Liverpool, L12 4YG

- Delightful Three Bedroom Detached Home
- Well-Proportioned & Beautifully Presented
- Through Lounge & Modern Fitted Kitchen
- Ensuite To Master & Main Bathroom Suite
- Located In Residential Area Of West Derby
- Entrance Hall & Welcoming Sitting Room
- Three Bright & Spacious Double Bedrooms
- Fantastic Rear Garden & Off-Road Parking



Offers in the Region Of £290,000















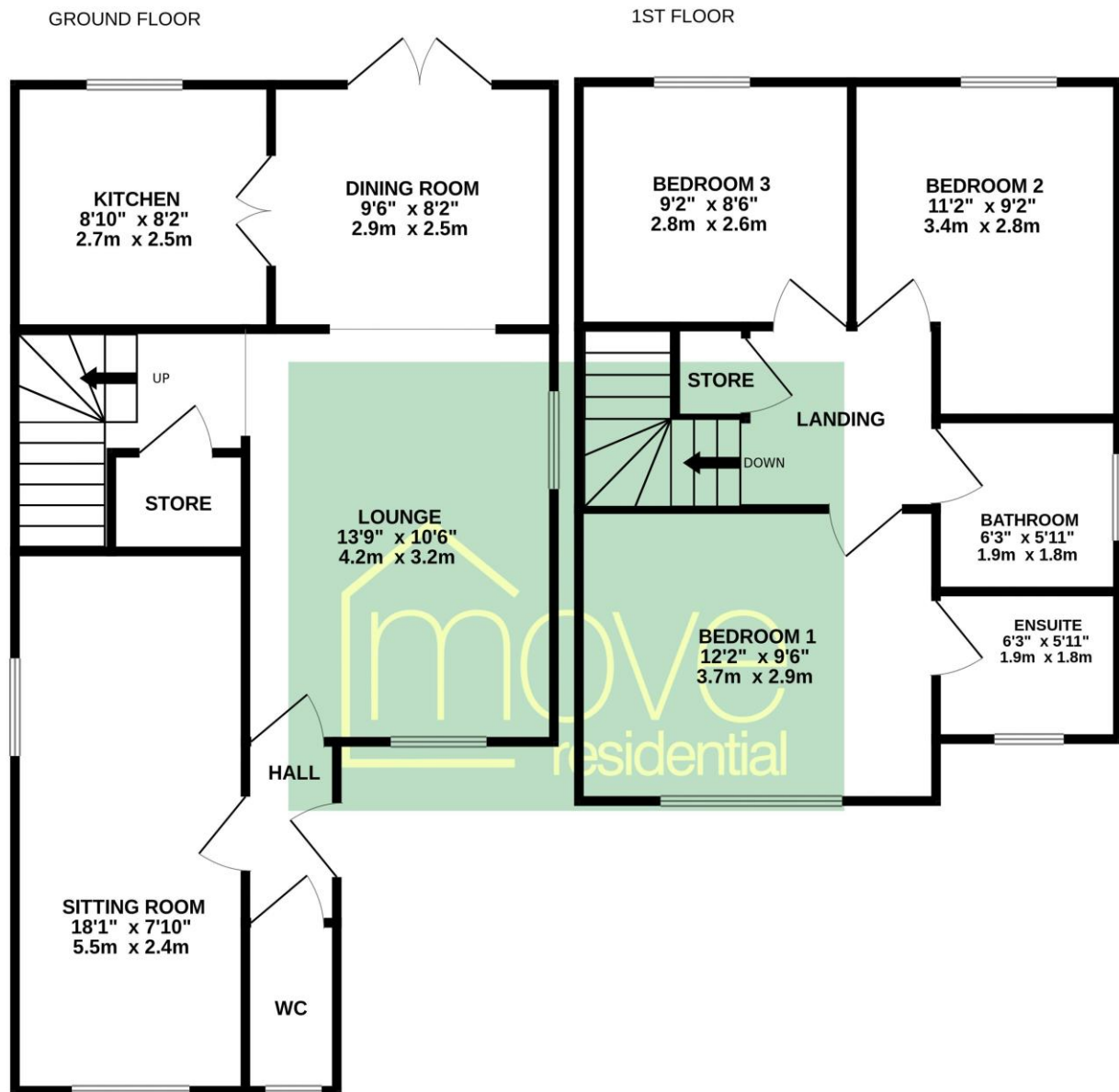
Description

Located on Colonel Drive in the highly popular residential area of West Derby, L12, is this delightful three bedroom extended detached home, arriving at the sales market courtesy of appointed agents Move Residential. Boasting an attractive modern frontage with generous and beautifully presented accommodation within, this promises to make a wonderful future home for a very lucky family. An entrance hall greets you into the property, leading through to a bright and spacious sitting room, finished in a neutral tasteful décor featuring attractive wood style flooring. This is followed by a second impeccably presented lounge, boasting a feature fireplace, which flows seamlessly into a charming dining area which enjoys a set of french doors providing views out to the rear garden and flooding the space with natural light. Concluding the ground floor is a fitted kitchen complete with a range of stylish base and wall units and plentiful worktop space. Continuing up to the first floor, you will discover three well-proportioned double bedrooms, each finished to an excellent standard and receiving plenty of daylight. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to the interior of this fabulous home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a substantial rear garden which provides a fantastic outdoor space for the whole household to enjoy. A low maintenance artificial lawn offers plenty of room for recreational activities, whilst a smartly flagged patio and raised decking area present ideal spots for al-fresco dining. 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



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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		
81-91	B		89 B
69-80	C	76 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.