



Redmain Way, West Derby, Liverpool, L12 0LU

- Fabulous Four Bedroom Detached Family Home
- Generously Proportioned & Impeccably Finished
- Stylish Kitchen Diner, Utility Room, Study & WC
- Ensuite To Master & Luxurious Family Bathroom
- Located In Highly Favoured Area Of West Derby
- Porch, Entrance Hall, Family Lounge & Orangery
- Four Bright & Beautifully Presented Bedrooms
- Delightful Garden To Rear & Off-Road Parking



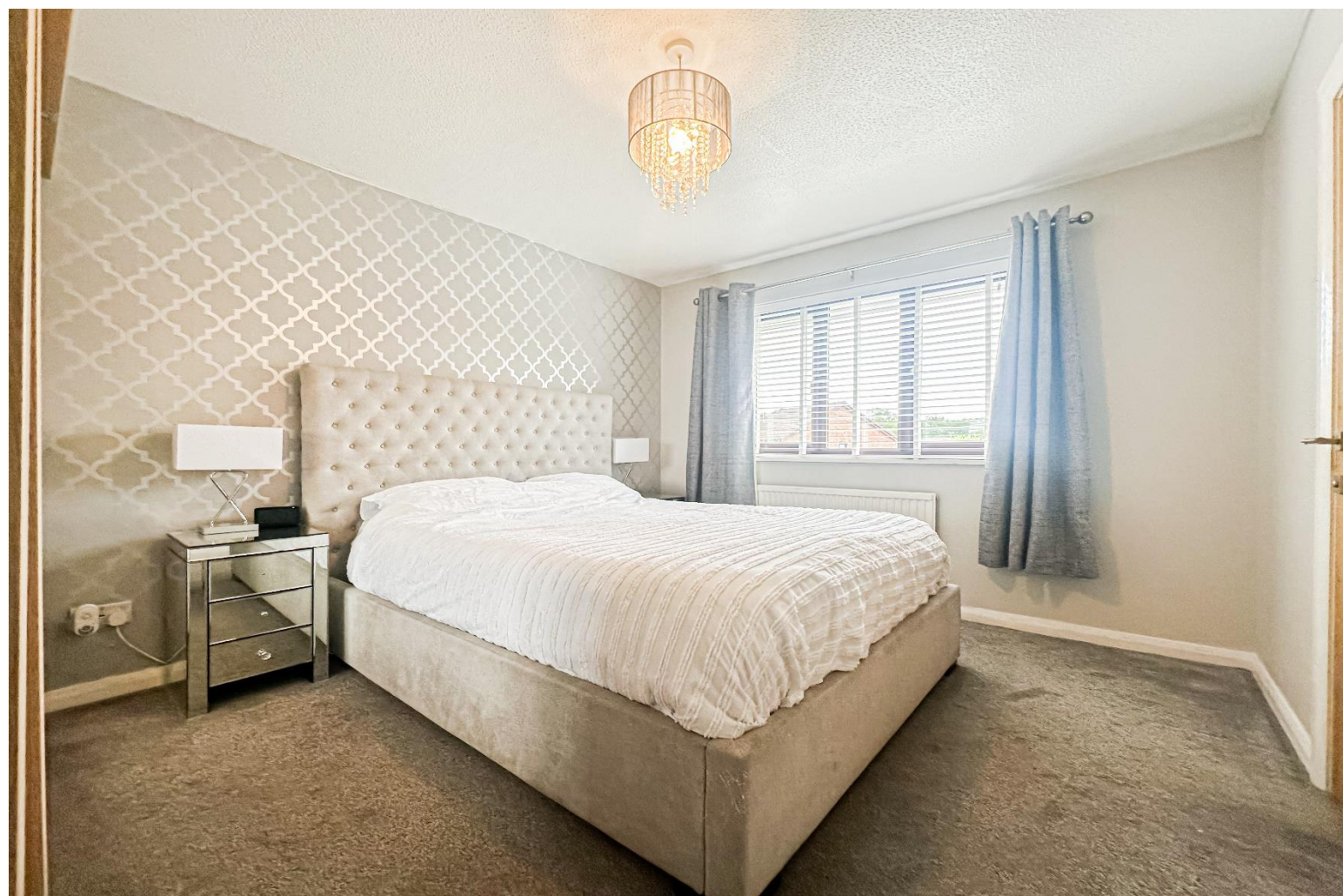
£360,000



















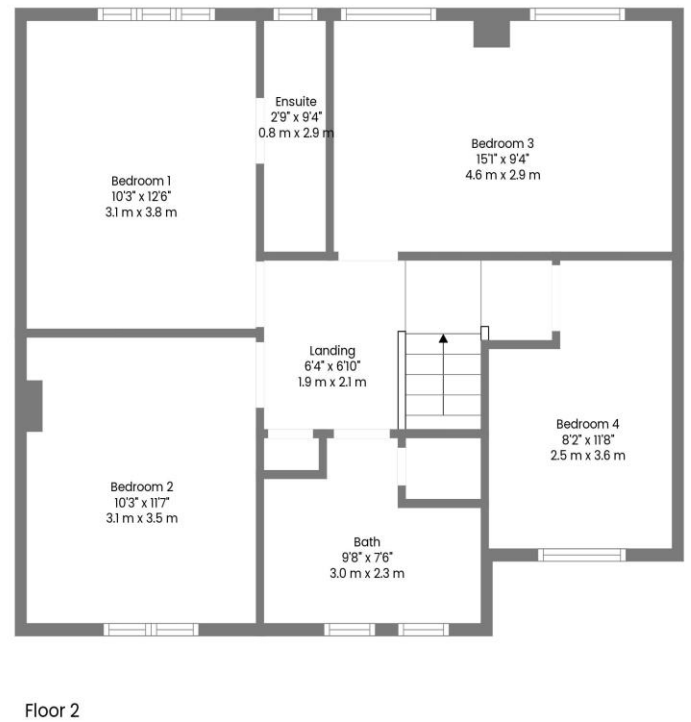
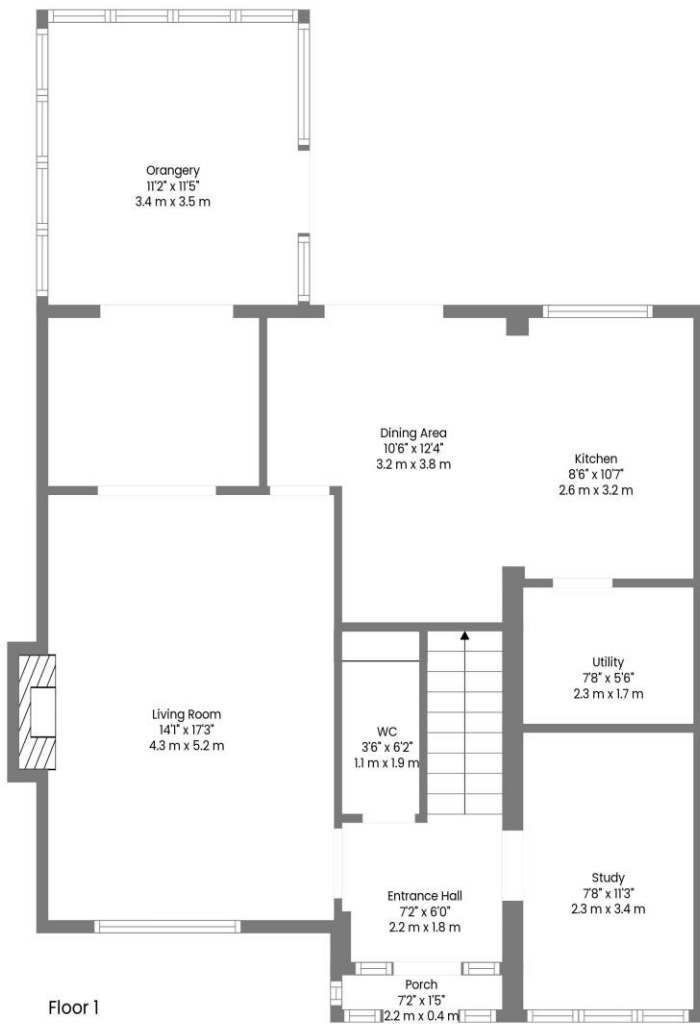
Description

Located on Redmain Way in the highly favoured residential area of West Derby, L12, is this fabulous four bedroom detached home, proudly presented to the sales market courtesy of appointed agents Move Residential. Having been extended, this property offers generous and versatile living proportions finished to an impeccable standard throughout, promising to make an enviable future home for a very lucky family. Upon entering the property you are greeted by an inviting entrance hall, leading through to a bright and spacious family lounge. Finished in a neutral tasteful décor which complements the feature fireplace and attractive wood style flooring, this presents a welcoming space to relax and unwind. A set of sliding doors provides access into a beautifully presented orangery, awash with natural light courtesy of skylights, offering a delightful setting for entertaining guests where views of the garden can be enjoyed. Continuing through you will find a newly fitted kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a set of French doors to the rear. A breakfast bar provides the ideal spot for more casual dining, and with ample room to accommodate a dining table, this presents a charming social setting for cooking in company and enjoying family mealtimes. A garage conversion accommodates a study/third reception room, and concluding the extensive ground floor is a well-equipped utility room and convenient WC. The property continues to impress as you ascend to the first floor, where you will discover four generously proportioned double bedrooms, each finished to an excellent standard featuring plush carpeting and receiving plenty of daylight. The master enjoys the added luxury of ensuite facilities, and adding the finishing touch to the interior of this wonderful home is a newly installed deluxe three-piece family bathroom suite. Externally, the property further benefits from a delightful south-facing rear garden which enjoys a sunny aspect throughout the day, consisting of a neatly maintained lawn offering ample room for recreational activities, and a smartly flagged patio area presenting a serene spot for al-fresco dining. To the front, a substantial 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.

Floor Plan



TOTAL: 1381 sq. ft, 128 m2

FLOOR 1: 704 sq. ft, 65 m2, FLOOR 2: 677 sq. ft, 63 m2

EXCLUDED AREAS: UTILITY: 42 sq. ft, 4 m2, ORANGERY: 128 sq. ft, 12 m2, PORCH: 10 sq. ft, 1 m2,

FIREPLACE: 8 sq. ft, 1 m2

WALLS: 132 sq. ft, 12 m2

 move residential

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.