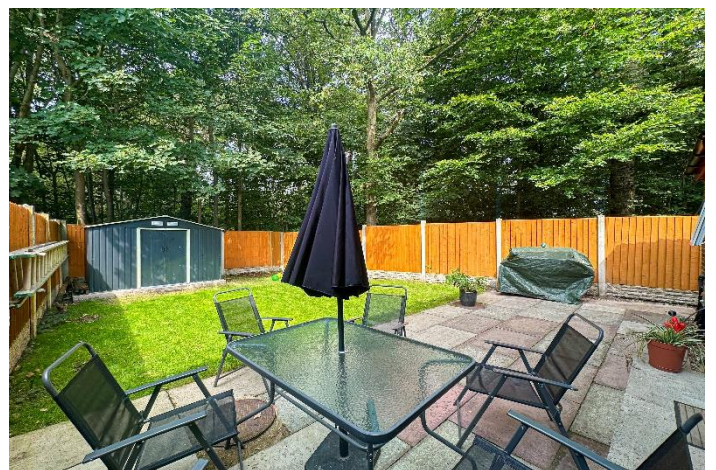
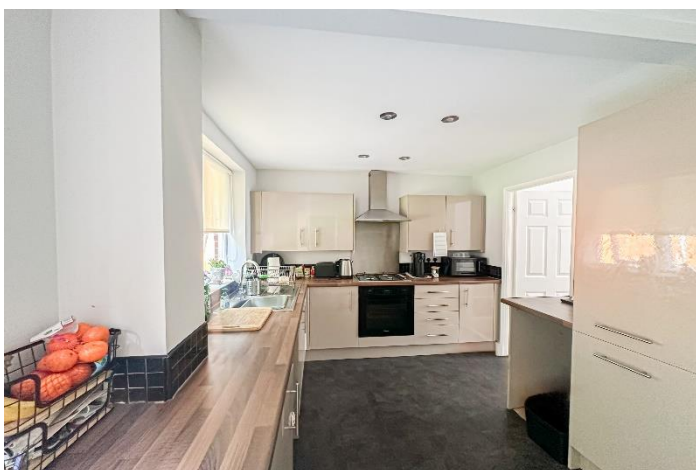




Pinewood Avenue, West Derby, Liverpool, L12 0JB

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Extended Fitted Kitchen Diner & Downstairs WC
- Contemporary Style Three-Piece Bathroom Suite
- Quiet Cul-De-Sac In Popular Area Of West Derby
- Entrances Hall & Two Bay-Fronted Living Rooms
- Two Spacious Double Bedrooms & Large Single
- Lovely Rear Garden & Ample Off-Road Parking



Offers Over £200,000

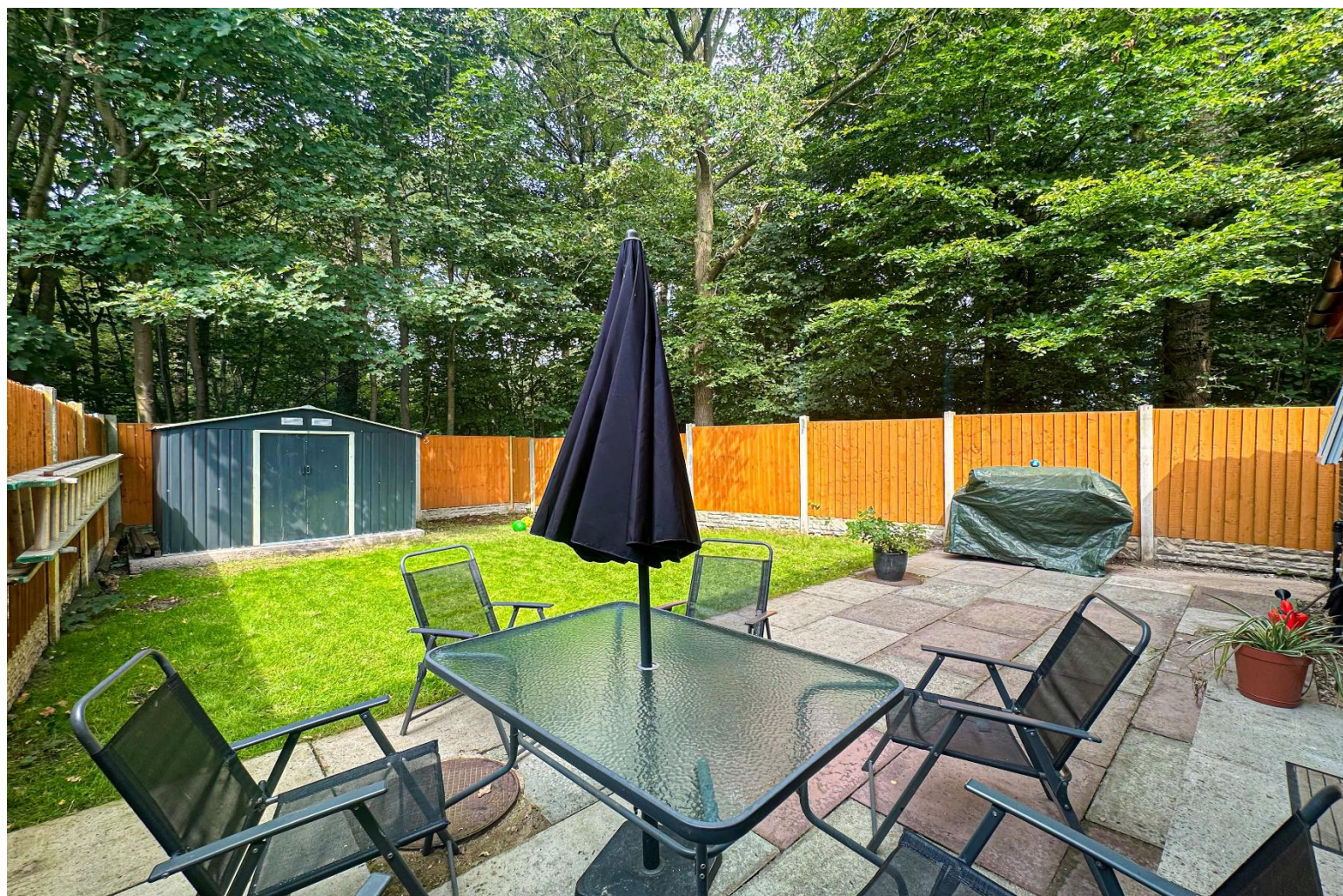














EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	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.

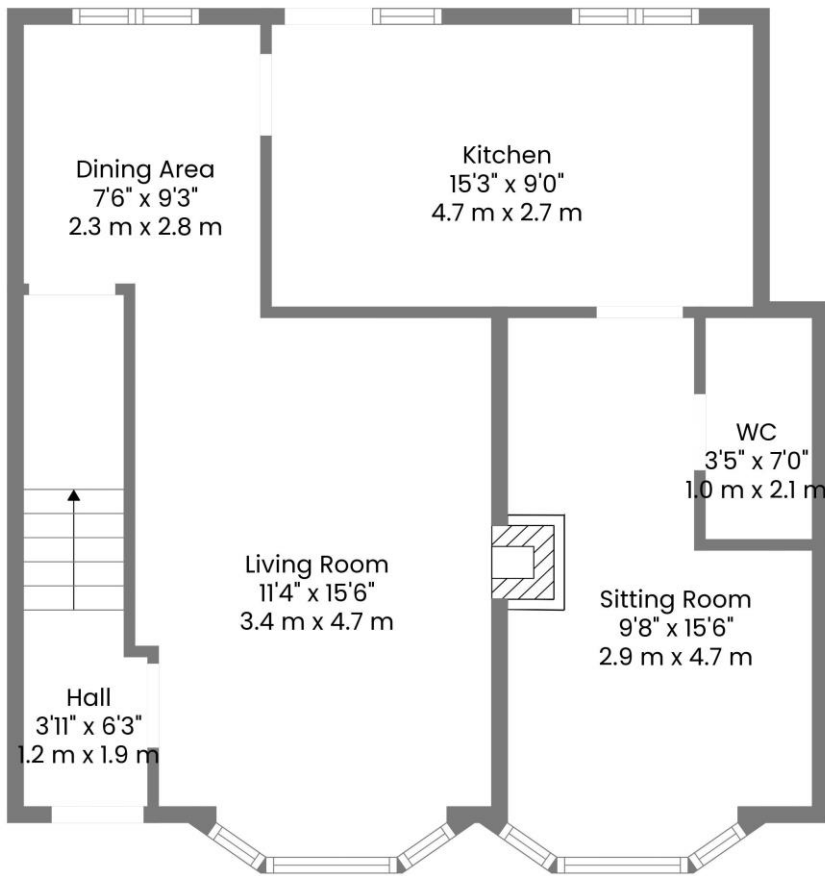
Description

Arriving at the sales market courtesy of appointed agents Move Residential, is this fantastic three bedroom semi detached property, located in the highly favoured residential area of West Derby, L12. Occupying a substantial corner plot within a peaceful cul-de-sac, this property offers generous and beautifully presented living proportions throughout, promising to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to two spacious reception rooms, each awash with natural light courtesy of a bay window, and finished in a tasteful décor, presenting welcoming spaces for relaxing and entertaining guests. This is followed by a modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. With room to accommodate a dining table in front of French doors which provide views and access out to the rear garden, this offers a delightful social setting for cooking in company and sharing mealtimes. Concluding the ground floor is a convenient WC. Ascending to the first floor you will discover three well-proportioned bedrooms, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property enjoys a charming rear garden which backs onto woodlands and therefore benefits from not being overlooked. Consisting of a neatly maintained lawn with a smartly flagged patio area, this presents an outdoor spot for the whole household to enjoy. To the front, a substantial driveway provides ample off-road parking for multiple vehicles.

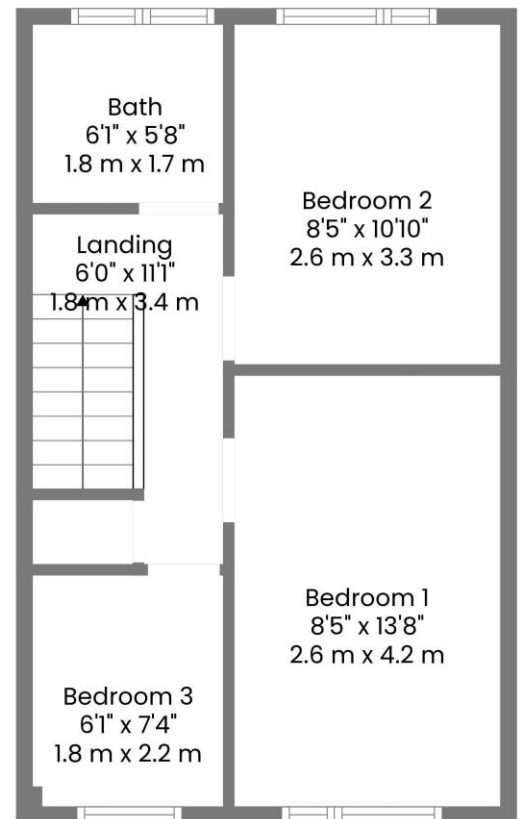
Location

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



Floor 1



Floor 2



TOTAL: 971 sq. ft, 90 m2
 BELOW GROUND: 603 sq. ft, 56 m2, FLOOR 2: 368 sq. ft, 34 m2
 EXCLUDED AREAS: BAY WINDOW: 22 sq. ft, 2 m2
 WALLS: 92 sq. ft, 9 m2

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.