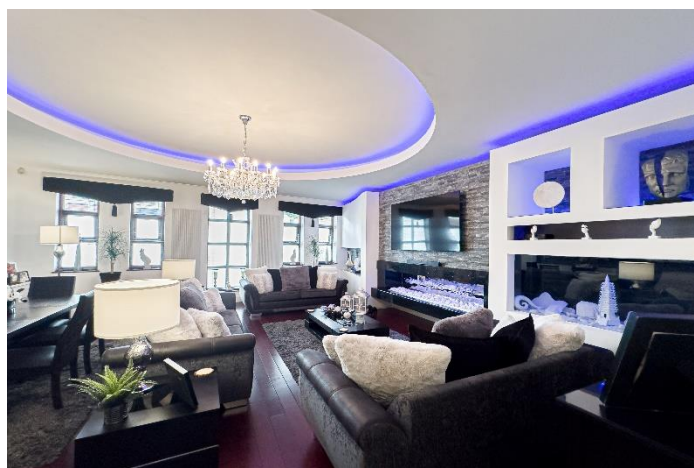




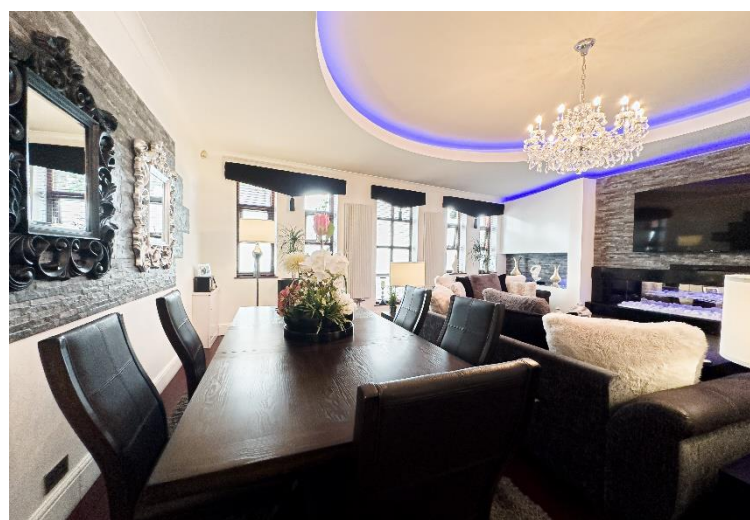
Eaton Road, West Derby, Liverpool, L12 1LU

- Truly Unique Five Bedroom End Terrace Property
- Finished To An Impeccable Standard Throughout
- Stylish Fitted Kitchen Diner, Utility Room & WC
- Ensuite, Shower Room & Family Bathroom Suite
- Located In Highly Favoured Area Of West Derby
- Inviting Entrance Hall & Striking Reception Room
- Five Spacious & Beautifully Presented Bedrooms
- Charming Balcony Accessed From The First Floor



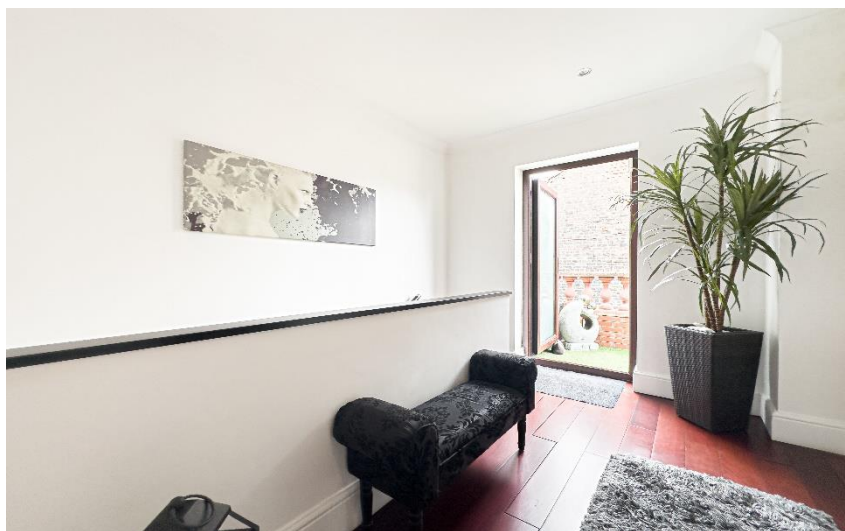
£450,000









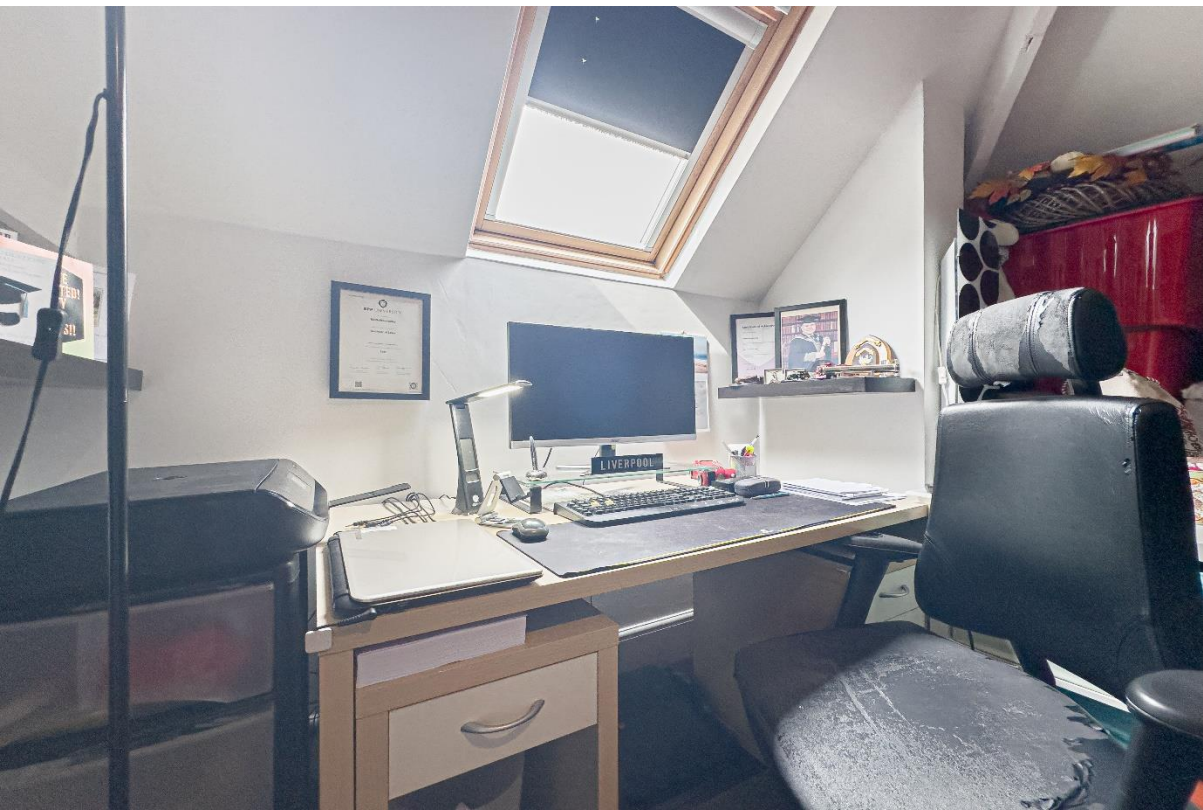
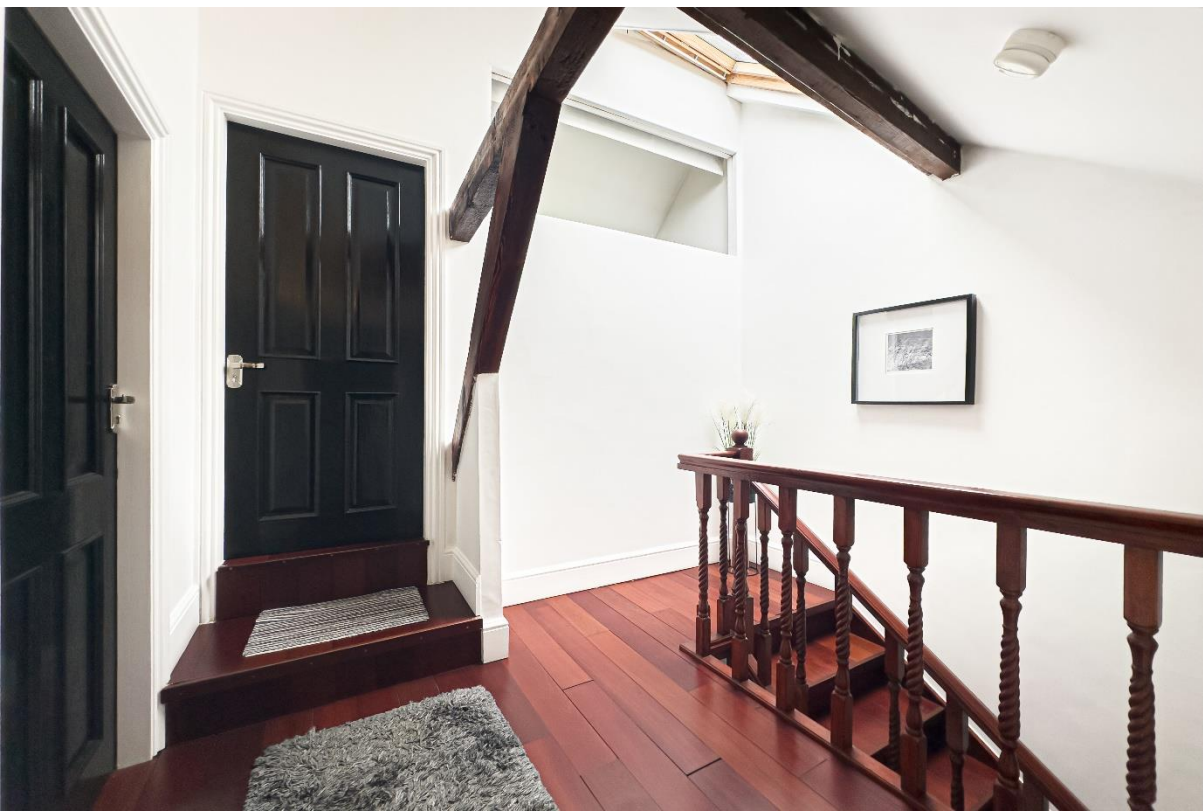


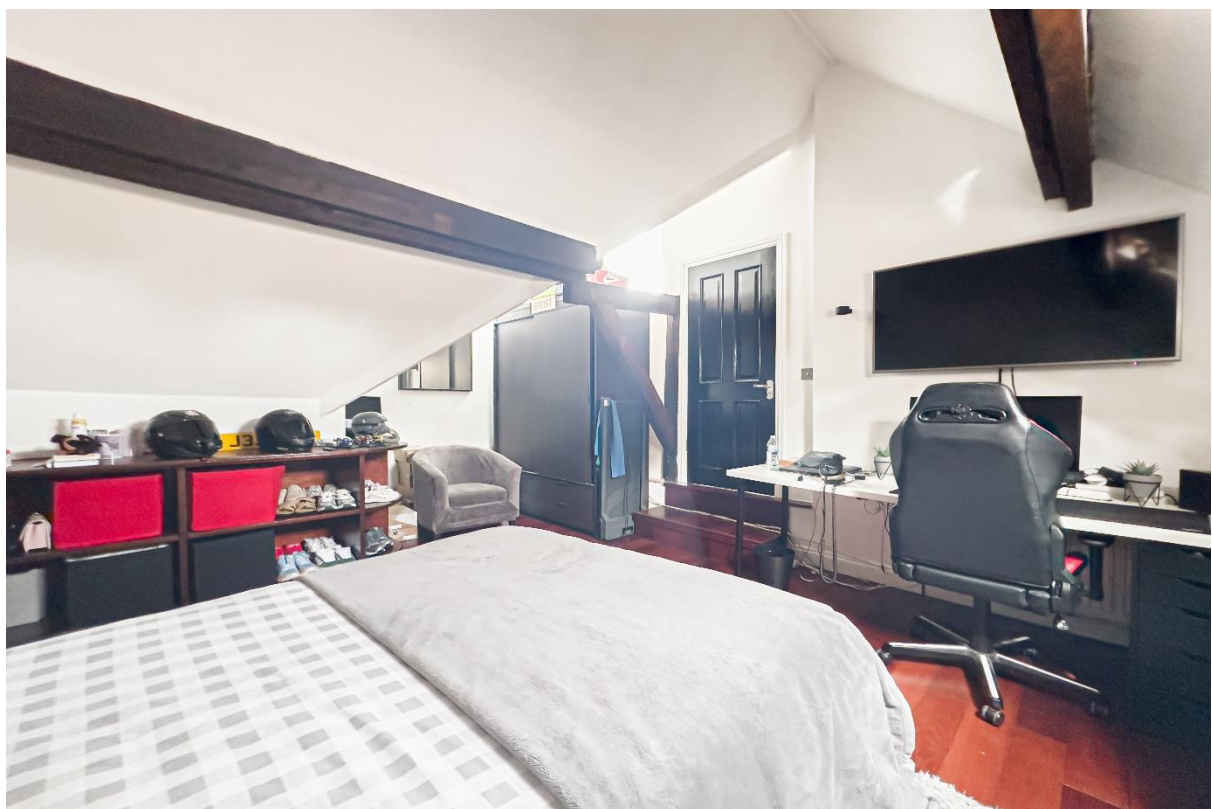






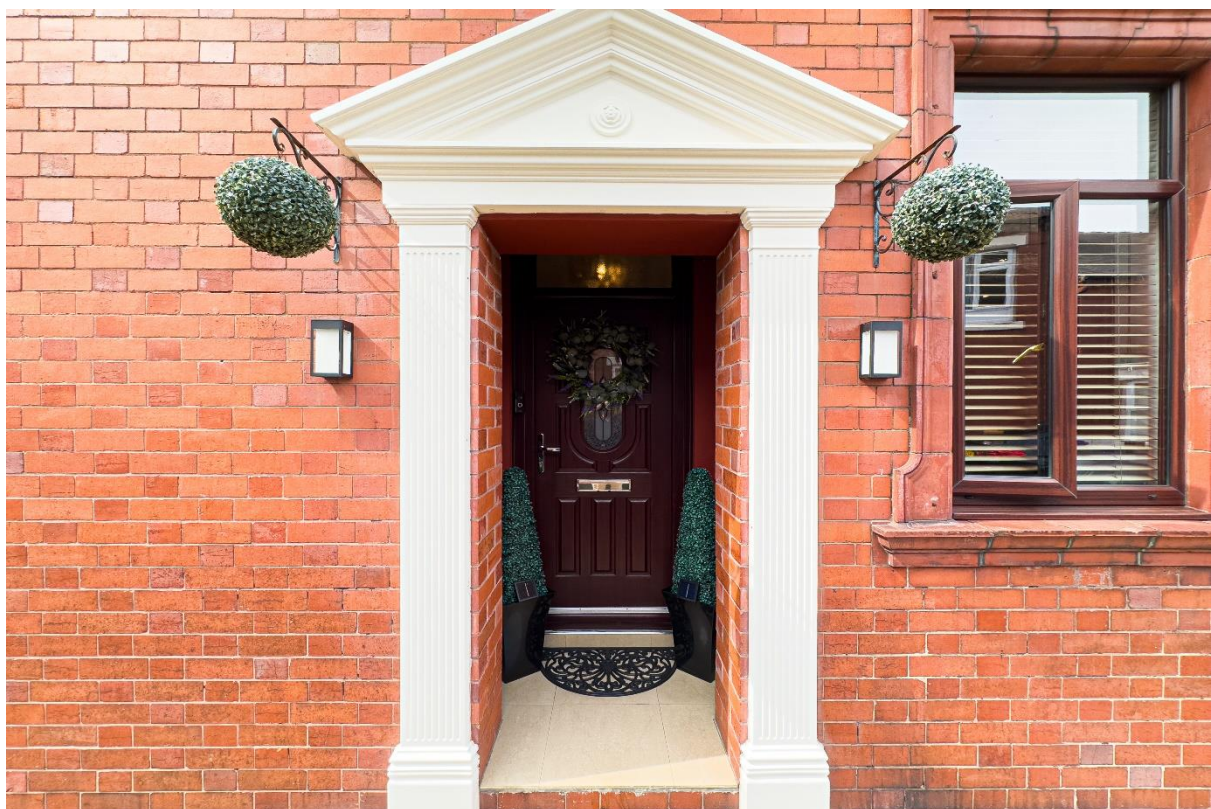












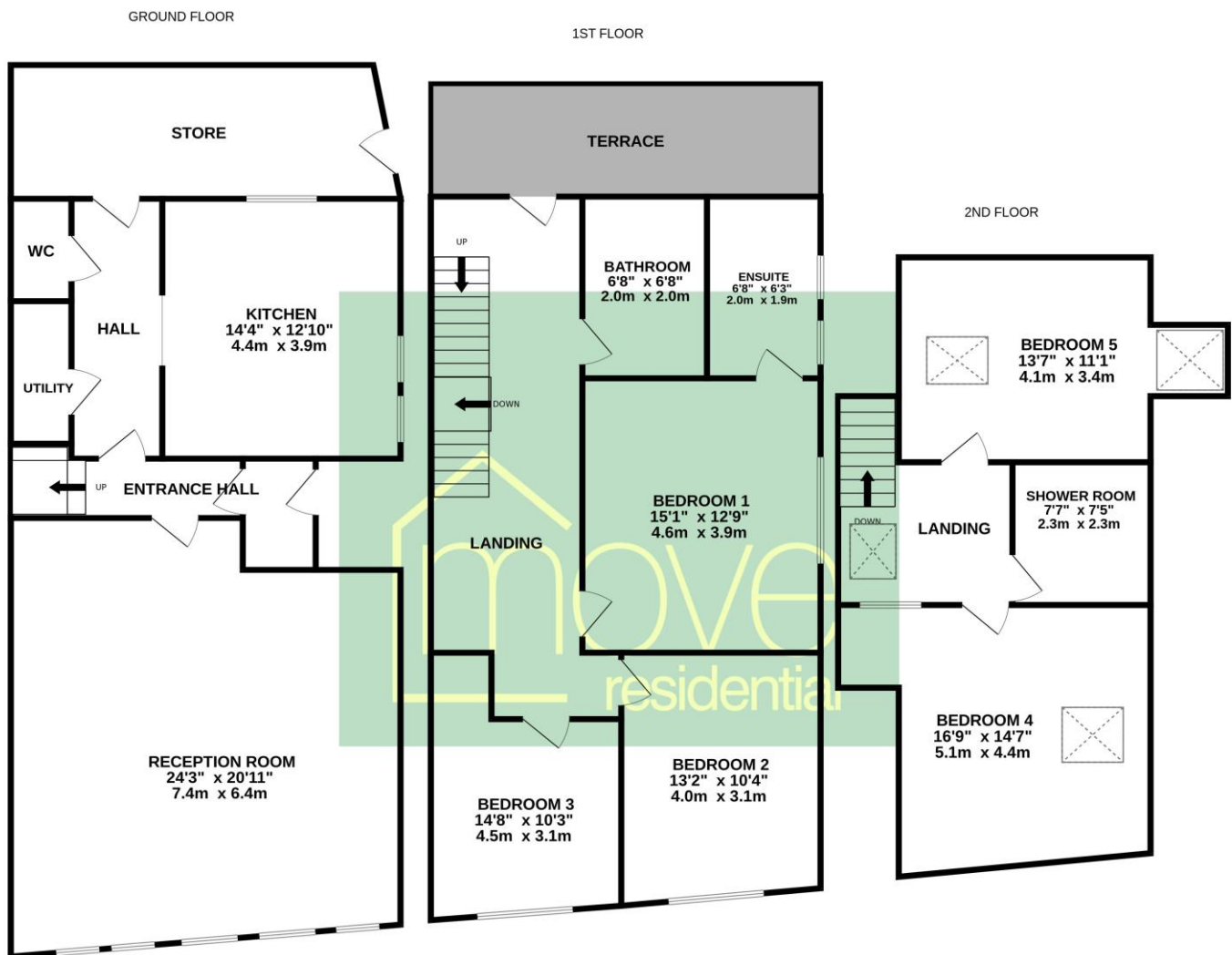
Description

Move Residential are thrilled to present to the sales market this truly unique five bedroom end terrace property, located on Eaton Road in the highly favoured residential area of West Derby, L12. The property boasts a characterful frontage and offers generously proportioned accommodation thoughtfully arranged over three floors. Showcasing immaculately presented interiors throughout, this promises to make an incomparable future home for a very lucky family. You are greeted into the residence by an inviting entrance hall which leads through to a spacious reception room, comfortably accommodating both a sitting and dining area. Finished in a striking contemporary décor, featuring an eye-catching fireplace, alcoves and mood lighting, this presents a fabulous entertaining space which is certain to make an impact. Following this is a stylish kitchen complete with a range of fitted base and wall units, granite worktops and integrated appliances. Featuring a centre island which incorporates a breakfast bar, this offers a social setting for cooking in company and enjoying family dining. Concluding the ground floor is a convenient utility room and WC. Ascending to the first floor, you will find three substantial double bedrooms, each impeccably presented featuring attractive wood style flooring throughout. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and serving the other bedrooms is a spectacular four-piece family bathroom suite boasting a roll-top bathtub and His and Hers sinks. The two remaining spacious bedrooms are found at the pinnacle of the property on the second floor, featuring characterful sloping ceilings and exposed beams, accompanied by a well-appointed shower room. The property further benefits from a charming balcony, accessed from the first floor, which presents an idyllic spot for enjoying a drink whilst soaking up the sun. A viewing is highly recommended to fully appreciate the spacious proportions, high quality finishes and unique charm that this remarkable residence 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 : 2313sq.ft. (214.9 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		
69-80	C		78 C
55-68	D		
39-54	E	46 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.