

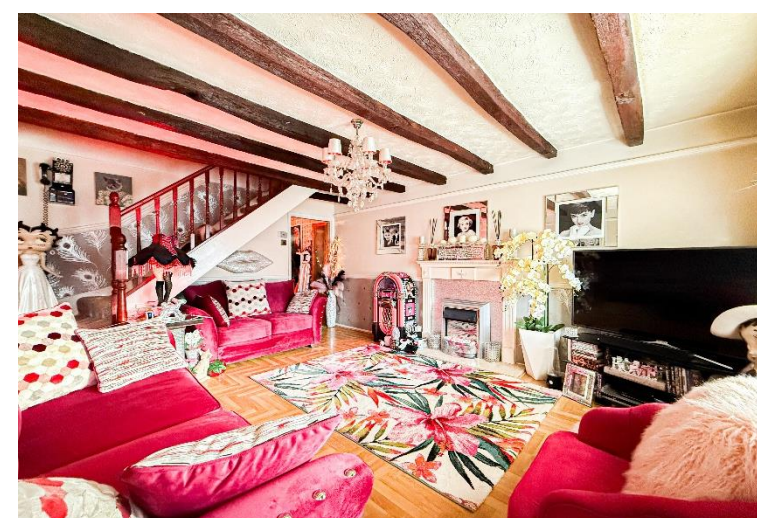


Southgate Close, West Derby, Liverpool, L12 0JN

- Brilliant Two Bedroom Terrace Home
- Generous & Characterful Throughout
- Sizable Fitted Kitchen & Conservatory
- Three-Piece Family Bathroom Suite
- Located In Popular Area of West Derby
- Family Lounge With Feature Fireplace
- Two Generously Proportioned Bedrooms
- Further Benefits From Garden To Rear



£150,000







Description

Move Residential are delighted to present to the sales market this brilliant two bedroom terrace home, located on Southgate Close in the popular residential area of West Derby, L12. Well-proportioned and bursting with character throughout, this promises to make a wonderful future home for a lucky buyer. A welcoming family lounge greets you into the property, featuring charming exposed beams and an eye-catching fireplace, followed by a fitted kitchen and a conservatory. The first floor is home to two bright and generous double bedrooms, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a garden to the rear.

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.

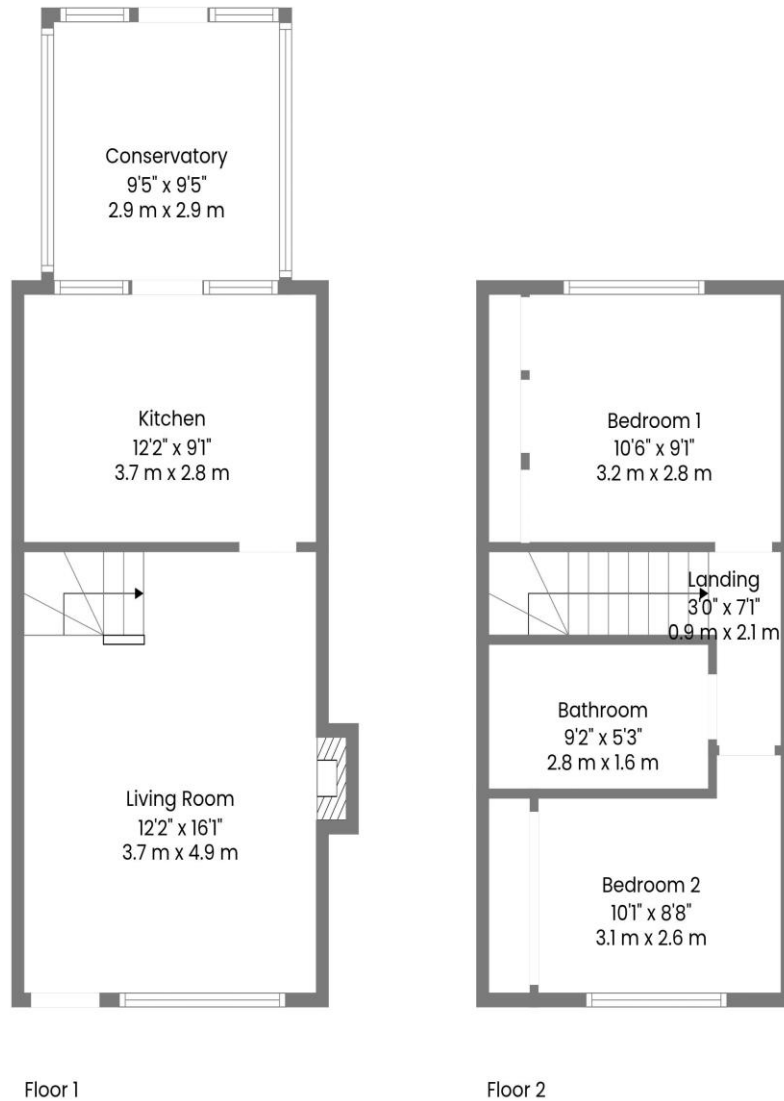
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 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.

Floor Plan



TOTAL: 711 sq. ft, 66 m2

FLOOR 1: 401 sq. ft, 37 m2, FLOOR 2: 310 sq. ft, 29 m2

EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 m2, WALLS: 90 sq. ft, 8 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.