



Agar Road, West Derby, Liverpool, L11 8NG

- Fantastic Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Finished
- Modern Kitchen & Convenient Downstairs WC
- Deluxe Contemporary Three-Piece Bathroom
- Located In Highly Favoured Area Of West Derby
- Entrance Hall & Open Plan Living/Dining Space
- Three Bright & Impeccably Finished Bedrooms
- Delightful Garden & Ample Off-Road Parking



£250,000



















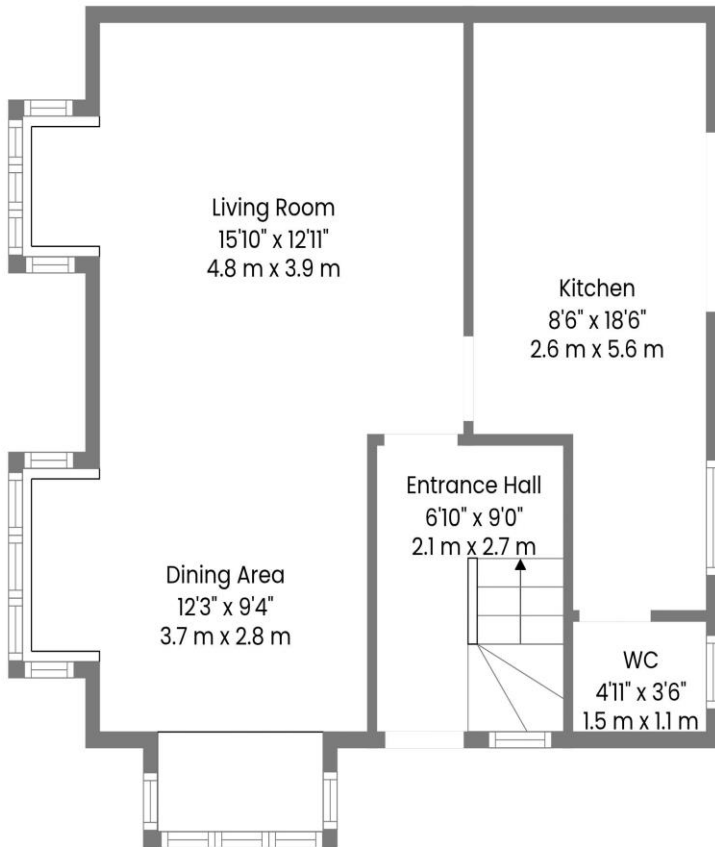
Description

Located on Agar Road in the favoured residential area of West Derby, L11, is this fantastic three bedroom semi detached property, arriving at the sales market courtesy of appointed agents Move Residential. Generously proportioned and impeccably presented throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious open plan living and dining area, enjoying two box bay windows which flood the space with natural light. Beautifully finished in a fresh contemporary décor, featuring attractive wood style flooring, this presents a welcoming social setting for relaxing and sharing mealtimes with family and friends. Continuing through, you will find a modern fitted kitchen complete with a range of stylish base and wall units, complementary worktops providing plentiful surface space, and a set of french doors offering seamless access out to the garden. Concluding the ground floor is a convenient WC. Continuing up to the first floor, you will find three well-proportioned bedrooms, each immaculately finished featuring plush carpeting throughout, with the master further enjoying chic wall panelling and fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a delightful garden consisting of a low-maintenance artificial lawn and flagged patio area, whilst a substantial driveway provides ample off-road parking.

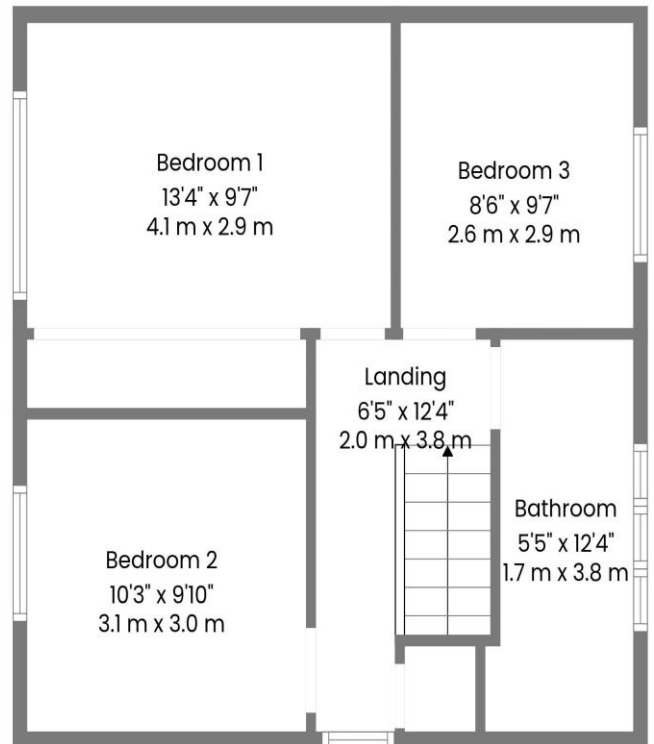
Location

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. 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: 1036 sq. ft, 96 m2

FLOOR 1: 542 sq. ft, 50 m2, FLOOR 2: 494 sq. ft, 46 m2

EXCLUDED AREAS: WALLS: 100 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.