



Ladyfields, Sandfield Park, Liverpool, L12 1NF

- Magnificent Three Bedroom Detached Bungalow
- Well-Proportioned With Abundance Of Potential
- Delightful Conservatory & Sizable Fitted Kitchen
- Ensuite To The Master & Family Shower Room
- Peaceful Close In Desirable Area Of Sandfield Park
- Entrance Hall, Bay-Fronted Lounge & Dining Area
- Three Brightly Lit & Generously Sized Bedrooms
- Expansive Garden, Off-Road Parking & Garage



£575,000















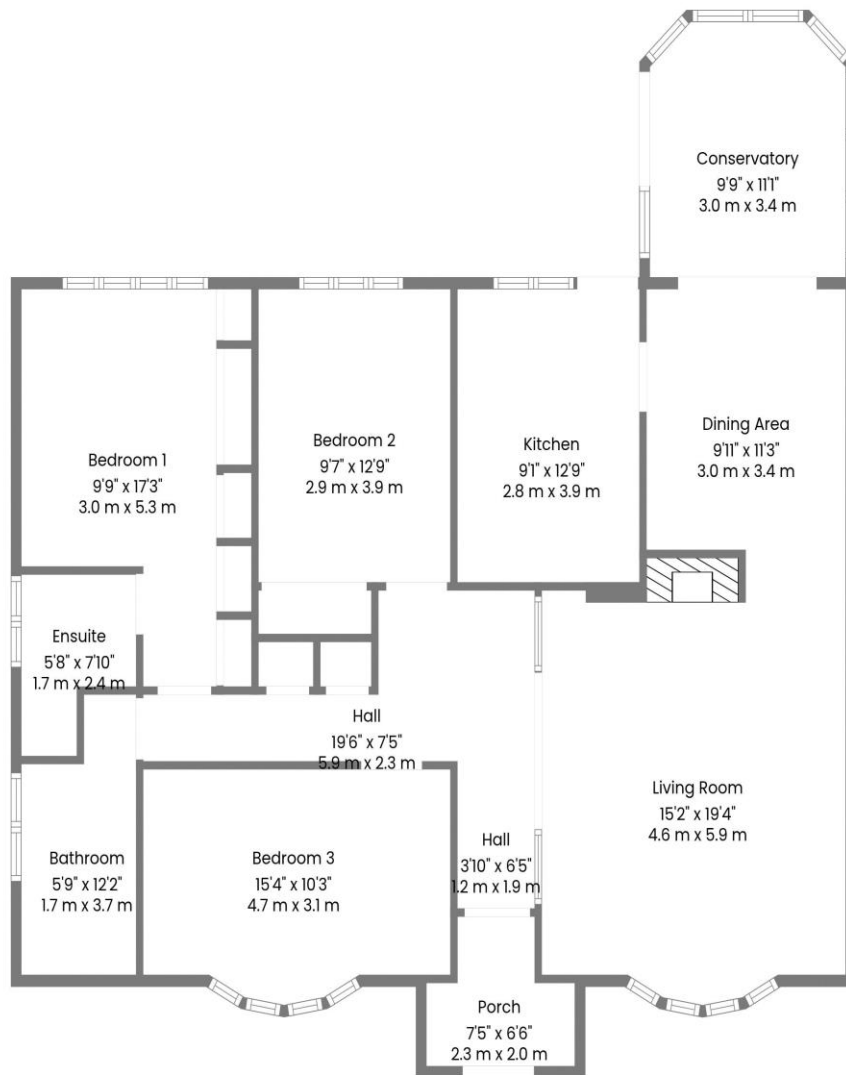
Description

Nestled in Ladyfields, a peaceful close in the highly favoured residential area of Sandfield Park, L12, is this magnificent three bedroom detached bungalow, proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting generous and versatile living proportions which are practically bursting with potential throughout, this presents an opportunity not to be missed for those looking to downsize to a property they can put their own stamp on. Upon entering the residence, you are greeted by an entrance hall, leading through to a bright and spacious family lounge, which flows seamlessly through to a substantial dining room. These two reception rooms are partially divided by a feature wall which incorporates a fireplace, presenting a social setting for relaxing and enjoying mealtimes with family and friends. The dining area enjoys sliding doors to the rear which provide access into a well-maintained conservatory, offering a delightful alternative sitting area where views of the garden can be enjoyed. Continuing through, you will find a sizable kitchen complete with a range of fitted base and wall units, and plentiful worktop space. The sleeping accommodation consists of three well-proportioned bedrooms, each receiving an abundance of natural light, with the two primary rooms benefitting from fitted wardrobes. The master enjoys the added luxury of private ensuite facilities, and serving the remaining bedrooms is a family shower room. Externally, the property is further enhanced by an expansive and lovingly maintained rear garden which provides an outdoor oasis for the whole household to enjoy, surrounded by established greenery borders offering privacy and seclusion. There is a vast and neatly manicured lawn along with a flagged patio area presenting a serene spot for enjoying al-fresco dining and entertaining. To the front, a further charming garden area enhances the property's kerb appeal, whilst a driveway provides off-road parking, and a garage offers additional storage space. A viewing is highly recommended to fully appreciate the scope that this exceptional residence has to offer, promising to make a wonderful future home for those searching for a property they can tailor to their own tastes.

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: 1330 sq. ft, 124 m2

1st floor: 1330 sq. ft, 124 m2

EXCLUDED AREAS: PORCH: 38 sq. ft, 4 m2, WALLS: 94 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.

EPC Summary

Awaiting Image.

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.