



## Casbah Close, West Derby, Liverpool, L12 1NF

- Stunning Four Bedroom Detached
- Located In The Desirable Area Of West Derby
- Generously Proportioned & Beautifully Presented
- Entrance Hall & Sensational Bay-Fronted Lounge
- Generously Sized Fitted Kitchen & Downstairs WC
- Four Bright & Substantial Double Bedrooms
- Two Ensuite Bathrooms & Family Bathroom
- Delightful Garden, Off-Road Parking & Garage



£575,000

























## **Description**

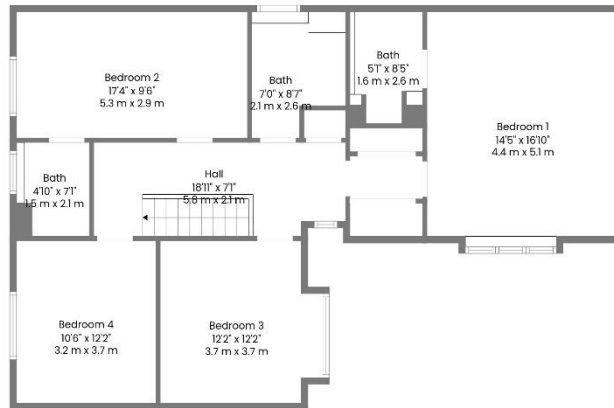
Located in the highly sought-after area of West Derby, this impressive four-bedroom detached home offers spacious, modern living throughout, perfect for growing families or those seeking a premium property in a desirable location. You are greeted by a long, sizeable driveway. The ground floor welcomes you with a bright and inviting hallway that gives access to a large double garage. To the front, you'll find a well-proportioned living room along with a separate lounge, providing ample versatility for relaxation and entertaining. A convenient downstairs WC adds further practicality, moving to the rear, the heart of the home is revealed in the form of a stunning, modernised kitchen boasting excellent worktop and storage space, ideal for cooking and hosting. The kitchen flows through to a useful utility room and offers direct access to a decent-sized rear garden, perfect for outdoor dining and family activities.

Heading upstairs, you will discover four spacious double bedrooms, two of which benefit from beautifully finished en-suite bathrooms. A contemporary three-piece family bathroom serves the remaining bedrooms all of which provide ample space for guests or children. With its generous layout, modern upgrades, and sought-after West Derby address close to excellent schools, transport links, and local amenities, this exceptional detached property is not to be missed. Early viewing is highly recommended.

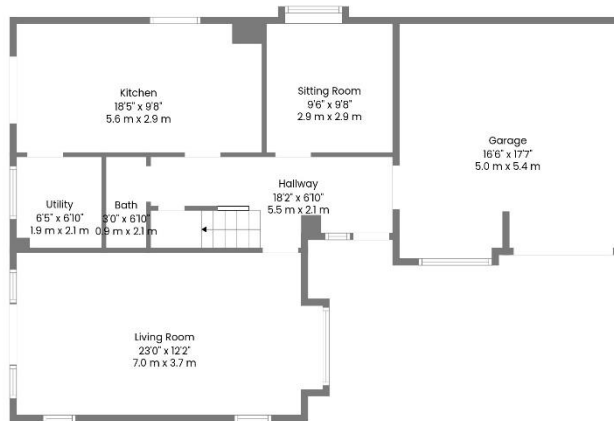
## **Location**

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



2nd Floor



1st Floor

**TOTAL: 1749 sq. ft, 163 m2**

1st floor: 707 sq. ft, 66 m2, 2nd floor: 1042 sq. ft, 97 m2

EXCLUDED AREAS: GARAGE: 282 sq. ft, 26 m2, UTILITY: 44 sq. ft, 4 m2, WALLS: 165 sq. ft, 15 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 Misstatement. 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.