



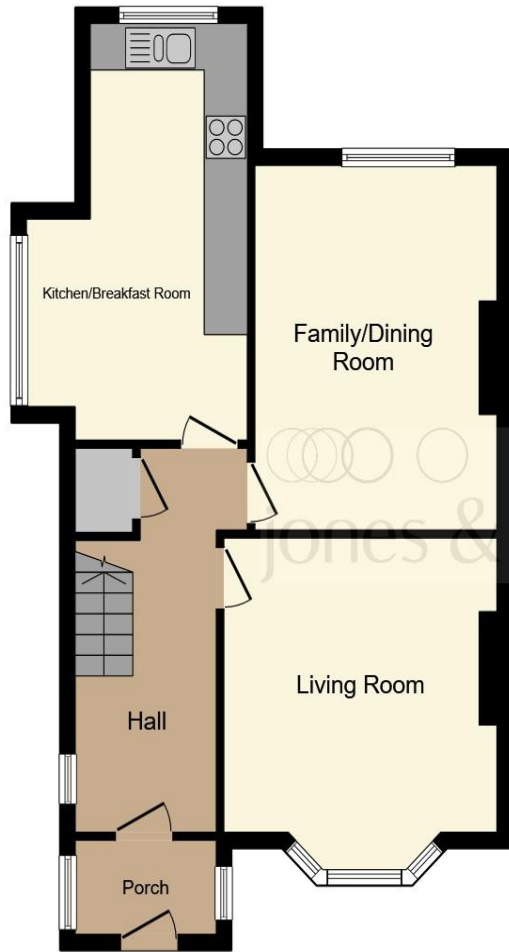
**Queens Drive, West Derby Liverpool L13 0AF**

**welcome to**

**Queens Drive, West Derby Liverpool**

Welcome to Queens Drive, a spacious three bedroom semi detached property situated on a large plot in the outskirts of West Derby,





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hallway**

**Living Room**

12' 5" plus bay x 12' 4" ( 3.78m plus bay x 3.76m )

**Dining Room**

15' 4" x 11' 2" ( 4.67m x 3.40m )

**Kitchen**

Irregular Shaped Room 17' 6" x 8' 6" max ( 5.33m x 2.59m )

**Bedroom One**

12' 5" Plus bay x 11' 2" ( 3.78m Plus bay x 3.40m )

**Bedroom Two**

12' 4" x 11' 2" ( 3.76m x 3.40m )

**Bedroom Three**

8' 2" x 7' 8" ( 2.49m x 2.34m )

**Family Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Queens Drive, West Derby Liverpool

- Three bedroom semi detached
- Two reception rooms
- Family bathroom suite
- Wrap around garden and off road parking and on road parking
- Total floor area 104 Square metres

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£310,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT123958](https://www.jonesandchapman.co.uk/Property/ALT123958)



Property Ref:  
ALT123958 - 0008

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