



## Almonds Green, West Derby, Liverpool, L12 5HR

- Fabulous Five Bedroom Extended Semi Detached Property
- Available for Sale with No Onward Chain
- Ground Floor WC & Utility Room
- Luxurious Family Bathroom & Two En Suites
- Recently Renovated Throughout to Excellent Standard
- Three Inviting Reception Rooms & Modern Fitted Kitchen
- Five Generously Sized & Well Presented Bedrooms
- Off Road Parking & Spacious Rear Garden



Guide Price £425,000





















## **Description**

Located on Almonds Green in the desirable and popular suburb of West Derby, L12, is this stunning recently renovated five bedroom extended semi detached property. Exceptionally well presented throughout, no stone has been unturned in renovating this home which has been finished with meticulous attention to detail, boasting a clean and contemporary decor throughout. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge, a delightful secondary sitting room to the right of the hallway, an impressive open plan dining room and modern shaker style kitchen with integrated appliances and complementing work tops, completing the ground floor is a convenient downstairs WC and utility room. As you ascend to the first floor, you will find four generously sized and very well presented bedrooms - one of which benefits from private en suite facilities. At the pinnacle of the property, to the second floor is a converted dormer loft bedroom which also benefits from an en suite shower room. Externally, to the front of the property, a smartly tarmacked driveway provides ample off road parking; whilst to the rear, there is a garden with a patio area to enjoy. Further benefits to the property include double glazing and gas central heating throughout.

## **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.

**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.