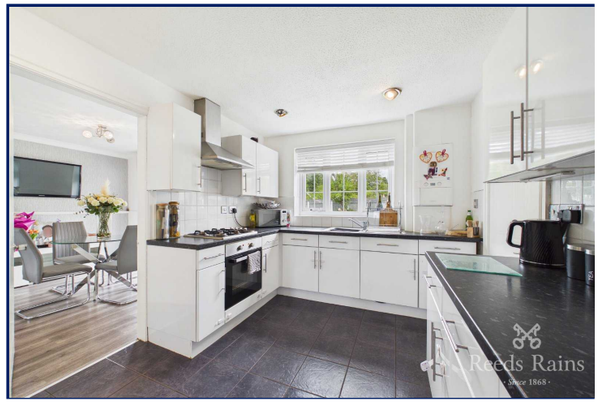
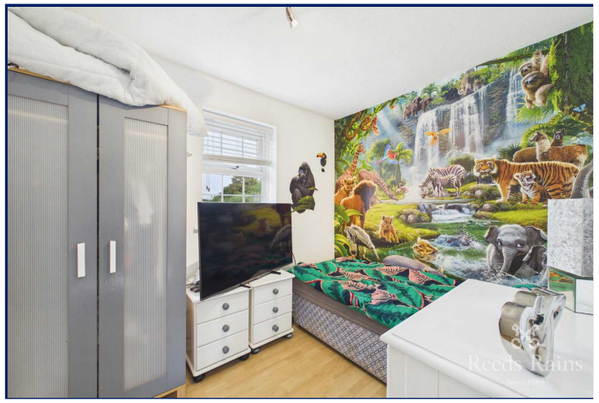
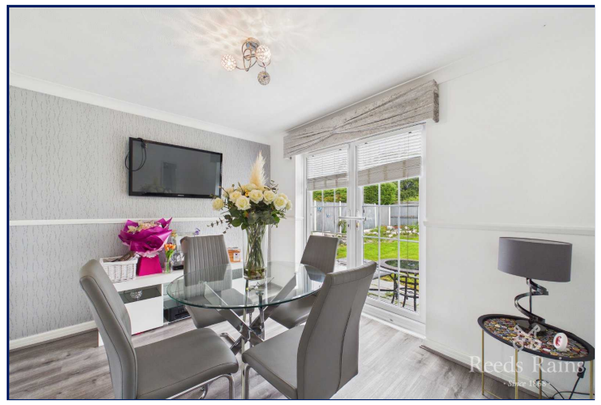


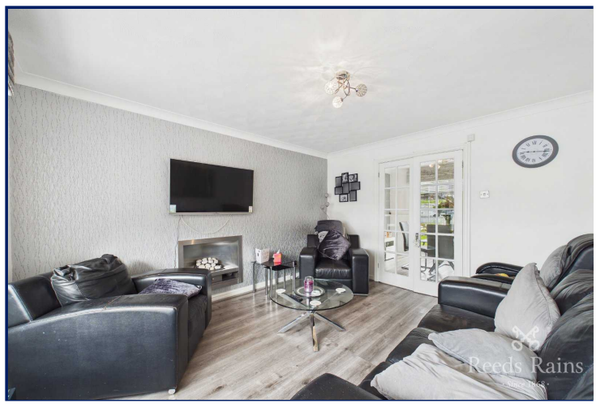














Grove Park Avenue, West Derby,
Liverpool, Merseyside, L12

Asking Price: £350,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Grove Park Avenue, West Derby, Liverpool, Merseyside, L12

Asking Price: £350,000 Freehold

Council Tax Band: D
EPC Rating: TBC

Three Bedroom Modern Build Detached Home - Privacy To Rear - Quiet Cul-De-Sac

This well-presented, three bedroom detached home, occupies a central location at the end of the much sought-after Grove Park Avenue cul-de-sac with major benefit of privacy to the rear and modern feel throughout.

Located within walking distance of West Derby Village, the property has been maintained to an excellent standard and has been modernised to keep up with the times.

The home comprises; entrance hall a spacious bay-fronted lounge, double doors to the rear dining room, French doors providing access to the rear garden, a modern kitchen, separate utility room, downstairs WC and internally accessed garage.

To the first floor, three well-presented bedrooms, with, the main, benefiting from an adjoining en-suite, all bedrooms with ample storage space and a three-piece family bathroom.

To the front of the property there is a driveway capable of housing 4 vehicles, also providing access to the garage. The rear garden has a patio/BBQ area to the side of the home, fence panel boundaries and a large lawn.

This home is being offered with Upvc double glazing throughout, gas central heating and roof insulation, along with multiple storage spaces and scope to extend and convert subject to planning permission.

THREE BEDROOM DETACHED

EXTERNAL
Off-street parking available for multiple cars, large, private rear garden with patio area and lawn.

GROUND FLOOR

Hall
Entrance to the property, provides access to living room and kitchen with stairs to first floor.

Living Room
11'2" x 13'1" (approx) (3.4m x 4m (approx))
Bay-fronted reception room to the front of the home with double doors leading to dining room.

Dining Room
11'1" (3.38) x 8'11" (2.72) (approx)
Dining area to the rear of the home with French doors leading to garden and access to kitchen.

Kitchen
9'2" x 15'9" (approx) (2.8m x 4.8m (approx))
Modern-fitted and integrated kitchen with window to rear and access to utility room.

Utility Room
7'6" (2.29) x 7'11" (2.41) (approx)
Convenient utility space, can house washing machine, drier and access to garden, WC and garage.

Garage
8'2" (2.5) x 16'4" (4.98) (approx)
Internally accessed garage with scope for conversion and also houses the boiler.

WC
2'9" (0.84) x 6'4" (1.93) (approx)
Convenient downstairs water closet with toilet and wash basin.

FIRST FLOOR

Landing
First floor landing, provides access to all three bedrooms and family bathroom.

Bedroom 1
11'3" (3.43) x 11'11" (3.63) (approx)
Main bedroom to the front of the home, ample space for king size bed with fitted wardrobes, access to private en-suite.

En-suite
9'1" (2.76) x 6'11" (2.1) (approx)
Three-piece bathroom suite with walk-in shower, toilet and wash basin and storage cupboard.

Bedroom 2
11'3" (3.43) x 10'2" (3.1) (approx)
Double bedroom to the rear of the home with space for double bed and fitted cupboard.

Bedroom 3
9'4" (2.84) x 7'3" (2.2) (approx)
Smaller bedroom to the rear of the home, ideal children's room or work from home space.

Bathroom
5'10" (1.78) x 7'7" (2.3) (approx)
Three-piece family bathroom with bath and shower facilities, toilet and wash basin.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk