

## Eaton Road, West Derby, Liverpool, Merseyside L12 7JJ



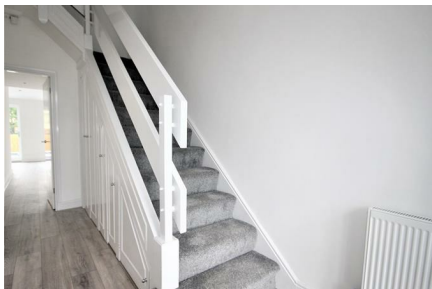
**£300,000 Freehold**



Belvoir! West Derby are thrilled to present this semi-detached 4 bed property with **\*NO CHAIN\*** in the West Derby area that is the definition of the WOW factor! Having had a complete renovation, this property emanates class with high quality finishes and innovative design that is consistent throughout the house. A stones throw from West Derby village, this property is located in one of the most sought after locations in the

City putting this property at the top of the list! Viewings are **HIGHLY** recommended to fully appreciate the quality of this home.





## Property

This beautiful property begins with a smartly finished porch that brings you into the property with the warmest of welcomes. Following through to the entrance hallway you will find a large front facing living room that is bright, comfortable and just waiting to be made into a cosy space. Further down the hallway you are presented with a sizeable second living area that flows through in open-plan to the kitchen, dining and social area. The kitchen is where this property truly shines with stunning modern design, exceptional finish and is truly perfect for entertaining friends or family. You are then brought through to the back of the kitchen, complete with bi-folding doors that stretch the full width of the property providing this house with an unparalleled aesthetics that is sure to impress any guest that enters. Just off the kitchen is a utility room complete with a W/C and an internal entrance to the garage. To the upper level of the property you will find a very spacious master bedroom complete with a beautifully finished en-suite. Across the hall you are brought through to a further large 2nd bedroom, complete with a bay window that gives a delightful view of the Bill Shankly Playing fields. The upper level is further complete with 2 more sizeable bedrooms and an exceptionally well finished main bathroom complete with a full 4 piece suite,

## Location

Located just off of Barnfield Drive in West Derby, this property is the definition of an IDEAL location. With West Derby Village right around the corner, any buyer would have the pleasure of access to various local pubs, bars, restaurants and local businesses that truly create the demand that exists to live in West Derby. For those with families Croxteth Country Park and The Bill Shankly Recreational Ground are within walking distance giving the full potential for entertainment at any moment. Close to many other local amenities such as numerous large supermarkets, Liverpool FC's training ground and West Derby Golf Club as well as various transport links being readily available to any lucky buyer!

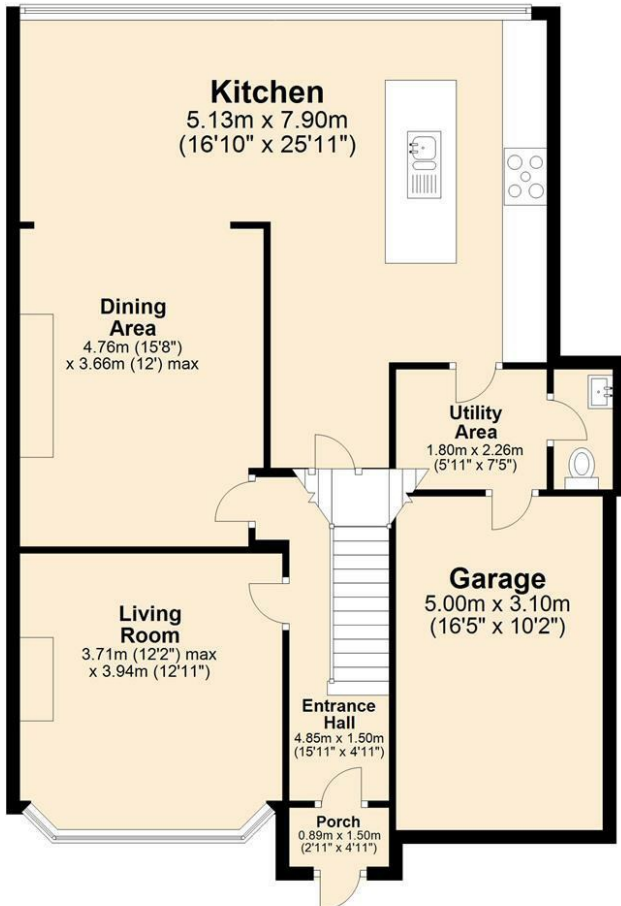
## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



## Ground Floor

Approx. 107.2 sq. metres (1154.2 sq. feet)



## First Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 168.4 sq. metres (1812.2 sq. feet)

