



Eaton Road
West Derby
Liverpool
Merseyside
L12

Offers in Excess of £455,000

bettermove

Eaton Road Liverpool

Bettermove are proud to present this 5 bedroom semi-detached house in West Derby.

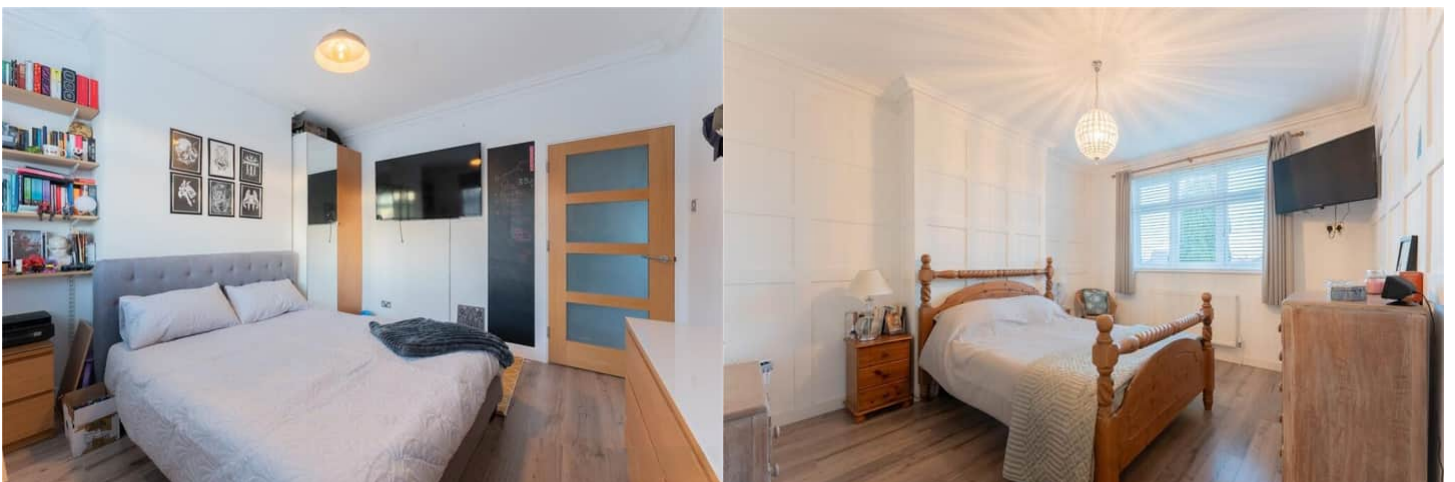
The property benefits from double glazing, and gas central heating throughout, with off street parking available via a gated driving.

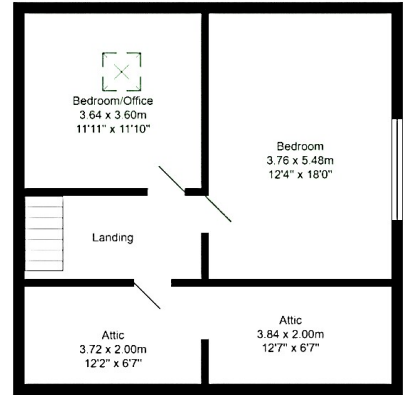
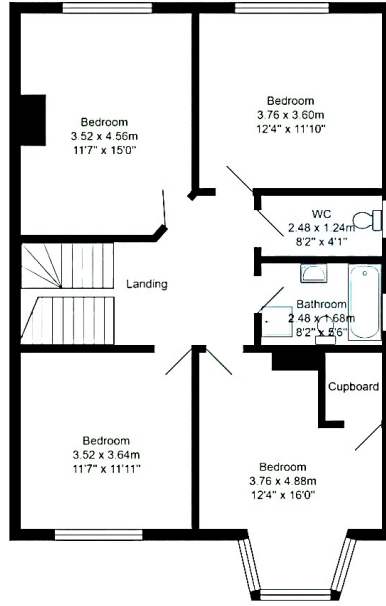
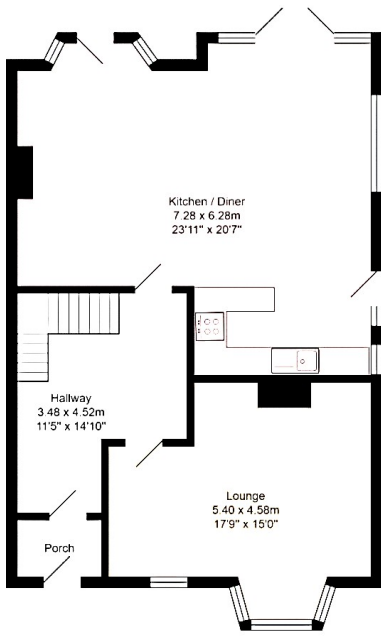
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, and open-plan fitted kitchen/diner on the ground floor. The first floor consists of four well-proportioned bedrooms, alongside the family bathroom, and separate WC, with the fifth bedroom, and an office located on the second floor. The exterior boasts a garage, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the historic suburb of West Derby, Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Broad Green Train Station, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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