



14 Sceptre Road, Liverpool, L11 4TB

Offers Over £115,000



**STAPLETON
DERBY**

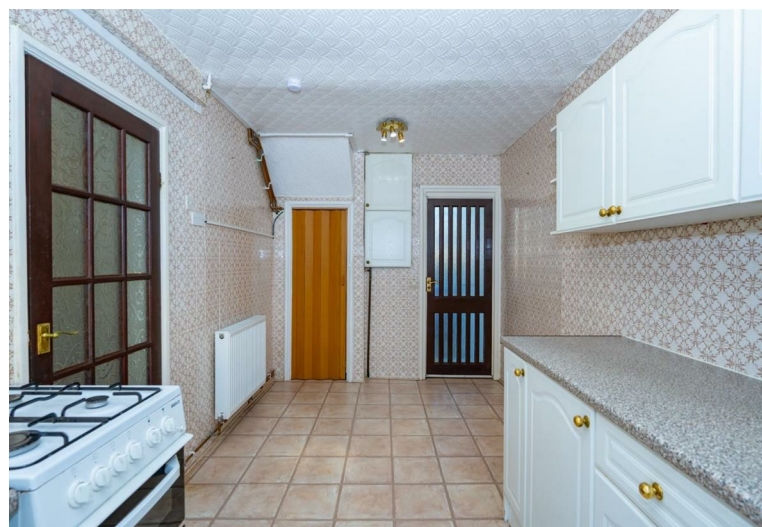
WELL MAINTAINED FAMILY HOME

Stapleton Derby proudly presents this well-maintained three-bedroom mid-terraced family home. Situated close to schools, shops, and amenities like Croxteth Hall and Country Park, this property offers convenient access to motorways, ensuring easy connections to Liverpool, Manchester, and other cities.

The property comprises an entrance hallway, living room, and kitchen/dining area. On the first floor, there are three good-sized bedrooms and a family bathroom/wet-room. The front provides gated off-road parking for security and peace of mind, while the rear features a beautiful south-facing garden.

This home has been a cherished family residence for generations, maintained impeccably, and is ready for its next family to create many more happy memories.

Offered as LEASEHOLD with 954 years remaining—ground rent TBC.

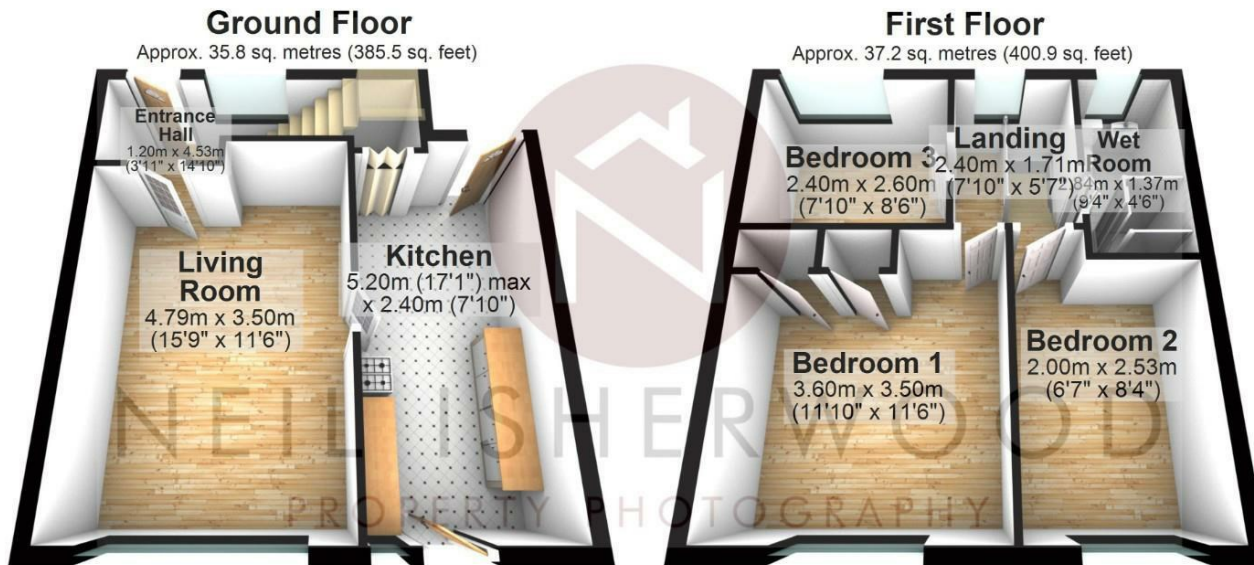






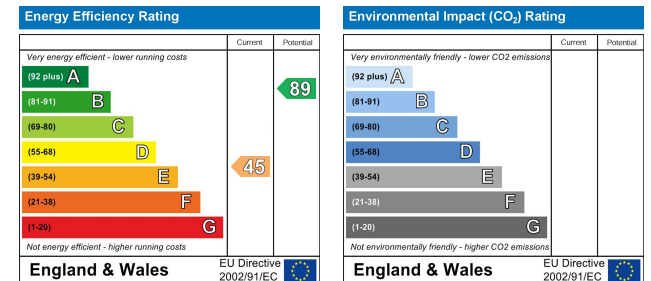


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Total area: approx. 73.1 sq. metres (786.5 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Plan produced using PlanUp.



IMPORTANT NOTICE TO PURCHASERS

We endeavor 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. Fixtures and fittings other than those mentioned are to be agreed with the seller.