



**MISTORIA**  
ESTATE AGENTS



## 61 Queens Drive Liverpool

**£190,000**  
Leasehold

Mistoria Estate Agents are delighted to present this charming semi-detached house located on Queens Drive in the desirable area of West Derby, Liverpool. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or first-time buyers seeking a comfortable home.

Upon entering, you are welcomed by a spacious entrance hallway that leads to two inviting reception rooms, perfect for entertaining guests or enjoying family time. The modern kitchen is a highlight of the home, offering a practical space that flows seamlessly into a large back garden, ideal for outdoor activities and relaxation.

Upstairs, you will find two generous double bedrooms alongside a single bedroom, providing ample space for family members or guests. The large family bathroom is thoughtfully designed, featuring a bath and separate corner shower, ensuring convenience for busy mornings.



- NO CHAIN • UPVC WINDOWS • FRONT AND BACK GARDEN • GAS CENTRAL HEATING • DRIVEWAY FOR TWO CARS • IDEAL FAMILY HOME

**Disclaimer:**

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice







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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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