



1 Albany Avenue, Eccleston Park, L34

Asking Price £585,000



**STAPLETON
DERBY**

A substantial four-bedroom semi-detached family home occupying a desirable position on Albany Avenue, Eccleston Park, offering spacious and versatile accommodation, excellent family credentials and convenient access to local amenities, highly regarded schools and transport links.

Situated within one of Eccleston Park's established residential areas, Albany Avenue is an impressive period property. The property retains the character associated with its period and offers well-proportioned living space arranged over two floors, including four bedrooms and two bathrooms, making it an ideal choice for families seeking a spacious and comfortable long-term home.

The ground floor comprises a welcoming entrance hallway, two separate reception rooms, and a generous open-plan kitchen and dining area with access to the private rear courtyard. There is also a useful utility room and downstairs WC. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom and separate WC. Externally, the property benefits from off-road parking, a detached garage and a front patio area, while to the side is a private garden featuring a fully equipped pergola, providing an attractive space for outdoor relaxation, entertaining and family enjoyment.

The property occupies an attractive position within a mature, established and tree-lined residential setting, benefiting from the character and desirability associated with Albany Avenue. Eccleston Lane Ends Primary School is conveniently located on Albany Avenue itself, while Eccleston Park railway station is within easy walking distance, providing regular connections towards Liverpool and the surrounding areas.

Overall, Albany Avenue is an excellent family home in a sought-after location, offering generous accommodation, outdoor space and excellent connectivity.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		71	80
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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

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