



2 Earle Avenue, Liverpool, L36 4JP

Offers Over £325,000



**STAPLETON  
DERBY**

Introducing an exquisite four-bedroom detached executive residence, proudly presented by Stapleton Derby. Situated just off Roby Road, this property offers convenient access to motorway connections and nearby amenities. Take the opportunity to fully appreciate the charm of this home.

Inside, the property features an entrance hallway, lounge, office, downstairs toilet, and an open-plan kitchen/diner. Upstairs, you'll find four generously sized double bedrooms, one with an ensuite, and a family bathroom. Outside, the property boasts a beautiful garden with a patio area and lawn, along with a detached garage. At the front, there's an extended driveway providing ample parking space for added security and peace of mind. Don't miss out on this opportunity.

FREEHOLD

EPC - C









**Stapleton Derby**  
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Total area: approx. 117.6 sq. metres (1266.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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.