



Regency Manor, Mill Lane,  
West Derby, Liverpool, L12 7JA  
[www.redrow.co.uk/regency-manor](http://www.redrow.co.uk/regency-manor)



REGENCY  
MANOR  
WEST DERBY VILLAGE

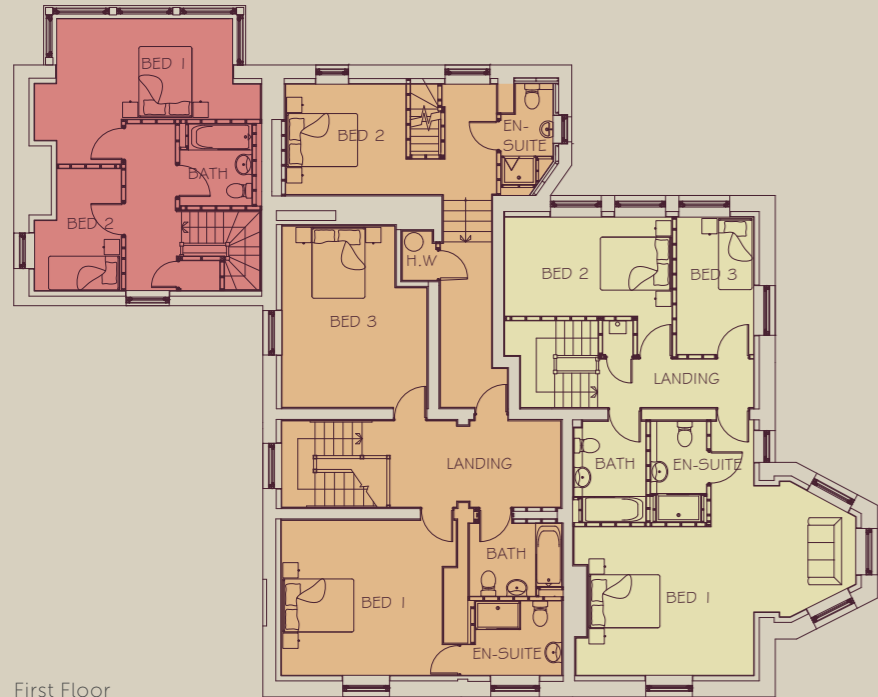
FREMONT



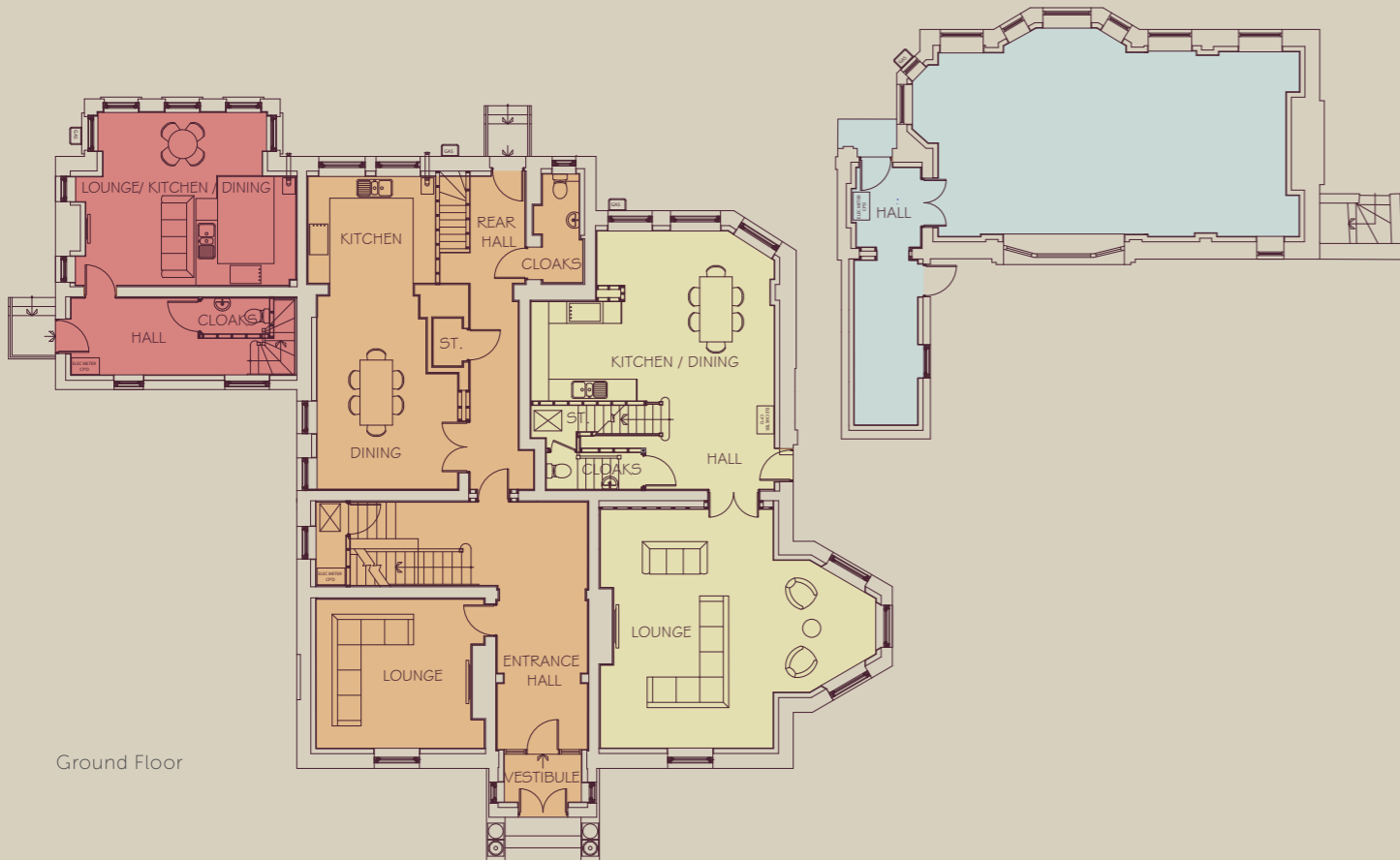
- The Heyworth
- The Mellor
- The Sandfield
- The St James



South-East elevation (Front - To Mill Lane)



First Floor



Ground Floor

### The Heyworth

A very generously sized 3 bedroom duplex which is entered via an external staircase leading to a vestibule, and from there to an impressive, L-shaped entrance hall. The dual aspect sitting room is to your left, while the kitchen/dining room is straight ahead. There is also outdoor access through a second hallway. All three bedrooms are doubles, with en suite facilities to two of them.

2,300 sq ft / 213.65 sq m

Cloaks	3.00m x 1.25m	9'10" x 4'1"
Lounge	4.64m x 4.18m	15'3" x 13'8"
Kitchen	3.52m x 2.95m	11'6" x 9'8"
Dining	5.33m x 3.88m	17'6" x 12'9"
Bedroom 1	4.68m x 4.15m	15'4" x 13'7"
En-suite	2.31m x 1.98m	7'7" x 6'6"
Bedroom 2	5.54m x 2.95m	18'2" x 9'8"
En-suite	2.71m x 1.39m	8'10" x 4'7"
Bedroom 3	4.85m x 3.87m	15'11" x 12'8"
Bathroom	2.47m x 1.95m	12'8" x 6'5"

### The Mellor

A very spacious 3 bedroom duplex whose private entrance takes you into a open plan space comprising a hall, kitchen/ dining area, cloakroom and staircase. The separate sitting room has a deep bay window, perfect for an intimate seating area with views over the gardens. On the upper level are three bedrooms, and a family bathroom. The master bedroom is en suite and has a beautiful bay window.

1,730 sq ft / 160.81 sq m

Cloaks	2.60m x 1.03m	8'6" x 3'4"
Hall /Kitchen /Dining	7.13m x 6.72m	23'4" x 22'0"
Lounge	7.60m x 6.60m	24'11" x 21'8"
Bedroom 1	7.54m x 3.97m	24'9" x 13'0"
En-suite	2.69m x 1.50m	8'10" x 4'11"
Bedroom 2	4.48m x 2.65m	14'8" x 8'8"
Bedroom 3	3.67m x 2.06m	12'0" x 6'9"
Bathroom	2.71m x 1.92m	8'10" x 6'4"

### The Sandfield

This 2 bedroom duplex has its own entrance, which takes you into a large hallway with a cloakroom. The kitchen/dining/sitting room is triple aspect, and upstairs there are two bedrooms, one double and one single, and the family bathroom.

883 sq ft / 82.01 sq m

Cloaks	1.85m x 1.00m	6'1" x 3'3"
Living/Dining/Kitchen	6.09m x 4.77m	20'0" x 15'8"
Bedroom 1	6.04m x 3.89m	19'10" x 12'9"
Bedroom 2	3.26m x 2.32m	10'8" x 7'7"
Bathroom	2.19m x 1.93m	7'2" x 6'4"

### The St James

A unique charming stand alone property offering development opportunities to retain existing features and materials whilst personalising it.

712 sq ft / 66.18 sq m

