

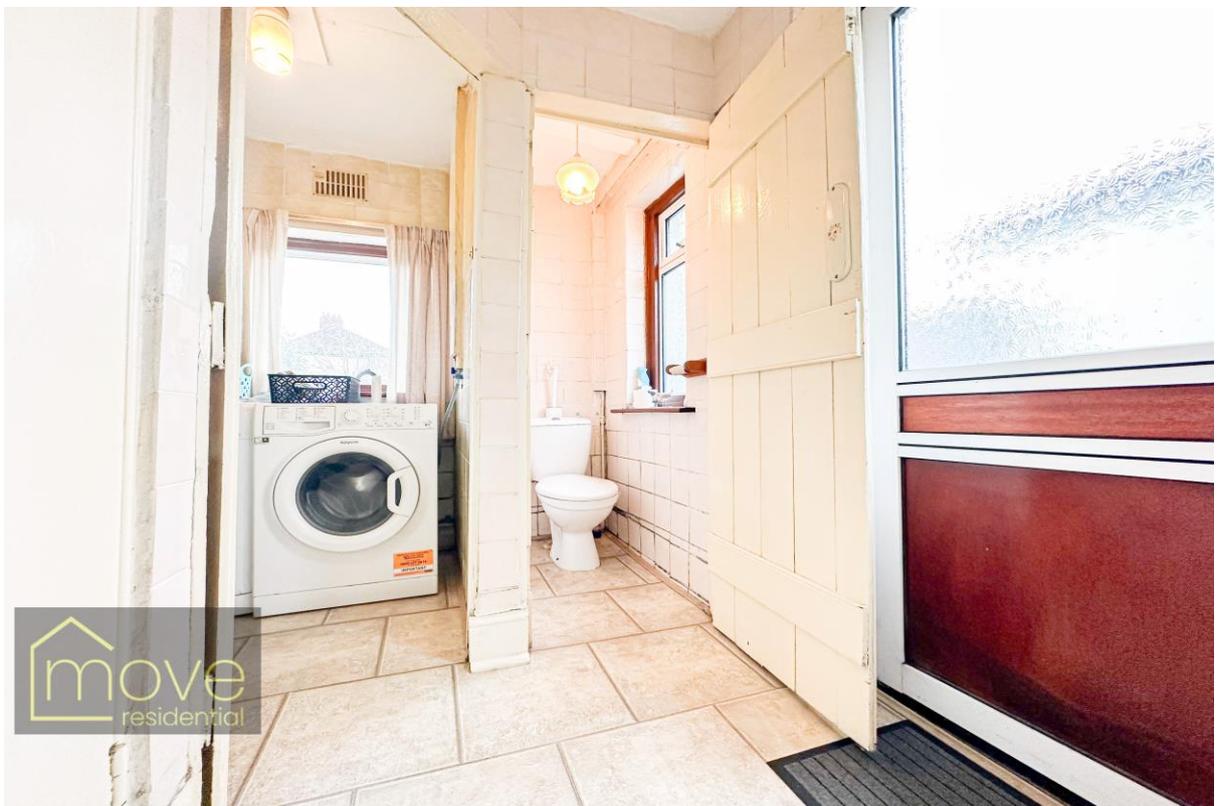


## Ambergate Road, Grassendale, L19 9AU

- Fantastic Three Bedroom Semi Detached Property
- Generous Proportions and Well Presented Throughout
- Kitchen, Utility Room, WC and Large Conservatory
- Three Piece Family Bathroom Suite
- Located in Popular Residential Area of Grassendale
- Entrance Hall and Two Separate Reception Rooms
- Two Double Bedrooms and Spacious Single Room
- Garden to Rear, Driveway to Front and Garage



Offers Over £315,000

















## **Description**

This fantastic three bedroom semi detached home, ideally located on Ambergate Road in the popular residential area of Grassendale, L19, has arrived at the sales market courtesy of Move Residential. Enjoying generous proportions throughout and well-presented interiors, this promising property is bursting with potential, certain to be a fabulous future home for a lucky family. There is the opportunity to extend or to open out the ground floor in order to create the ultimate versatile family living space. Entering the property through the inviting entrance hall you are led into the first of two delightful and spacious reception rooms, both featuring eye catching fireplaces. The front reception room, currently in use as a formal dining room is awash with natural light courtesy of the large bay window. The rear reception room makes a welcoming family lounge with sliding doors leading out into the well maintained conservatory, illuminating the space in daylight. Completing the ground floor is the kitchen, utility room and convenient WC. The first floor offers two generously sized double bedrooms, as well as a substantial single room, currently in use as an office space, and a three piece family bathroom suite. Externally, the property further benefits from a lovely rear garden with a neatly manicured lawn, a driveway to the front providing off road parking, as well as a garage accommodating extra storage space.

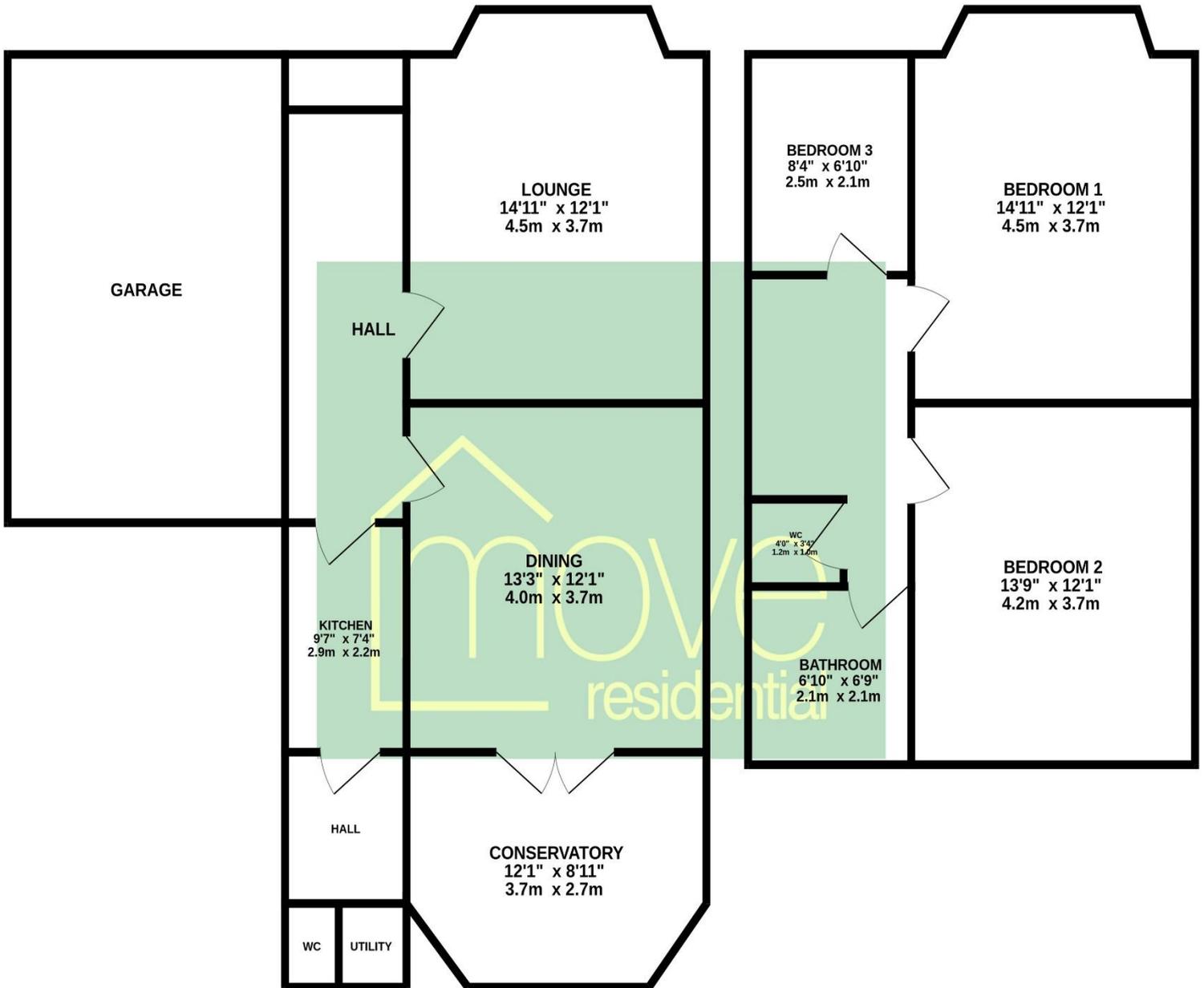
## **Location**

Grassendale is in close proximity to the expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Located close to the City boundary with Knowsley, Garston offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.

# Floor Plan

GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.