

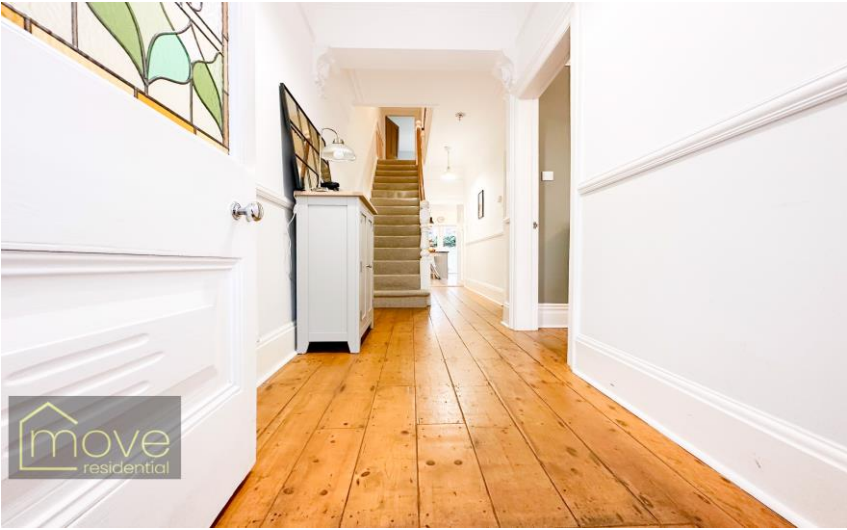


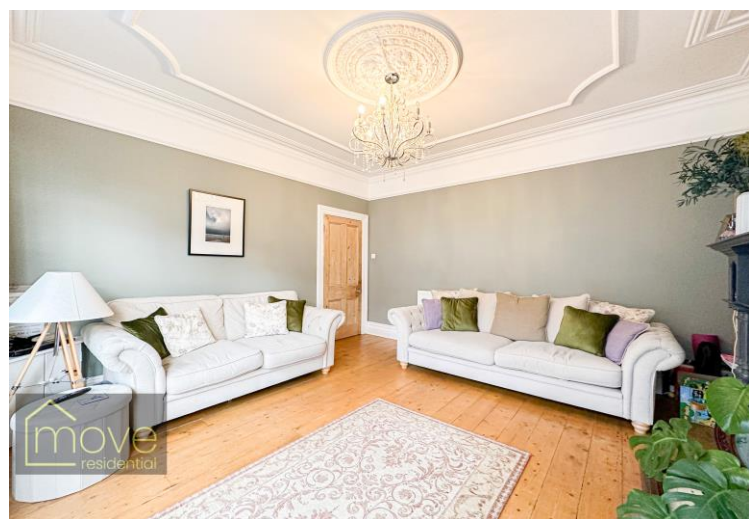
Groes Road, Grassendale, L19 9AX

- Charming Four Bedroom Semi Detached Property
- Immaculately Presented and Tastefully Decorated
- Modern Fitted Kitchen Diner with Centre Island
- Luxurious Four Piece Family Bathroom Suite
- Located in the Popular Suburb of Grassendale
- Entrance Hall, Two Reception Rooms & Shower Room
- Three Generous Double Bedrooms & Spacious Single
- Enclosed Courtyard Garden to the Rear of Property



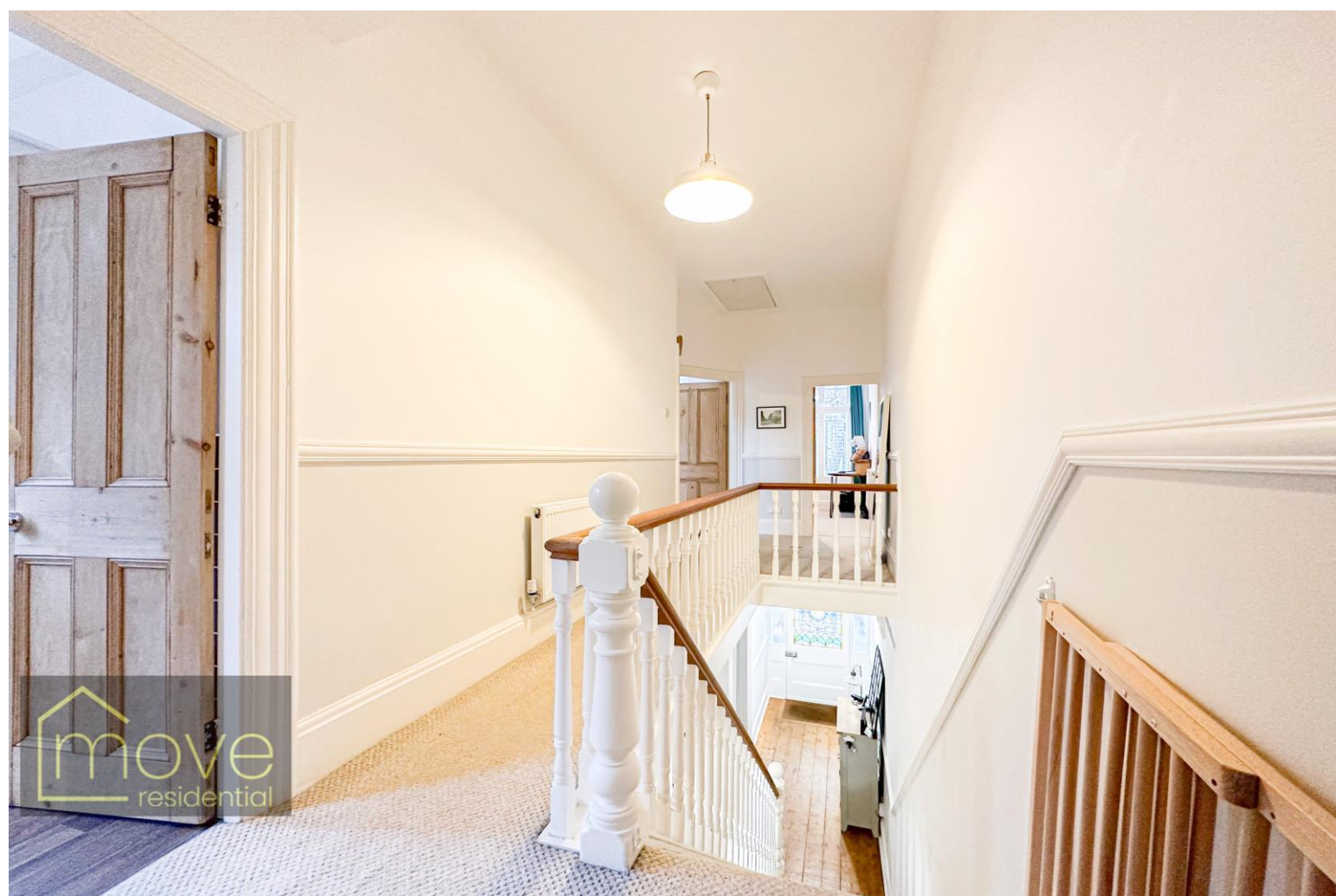
Offers Over £400,000





















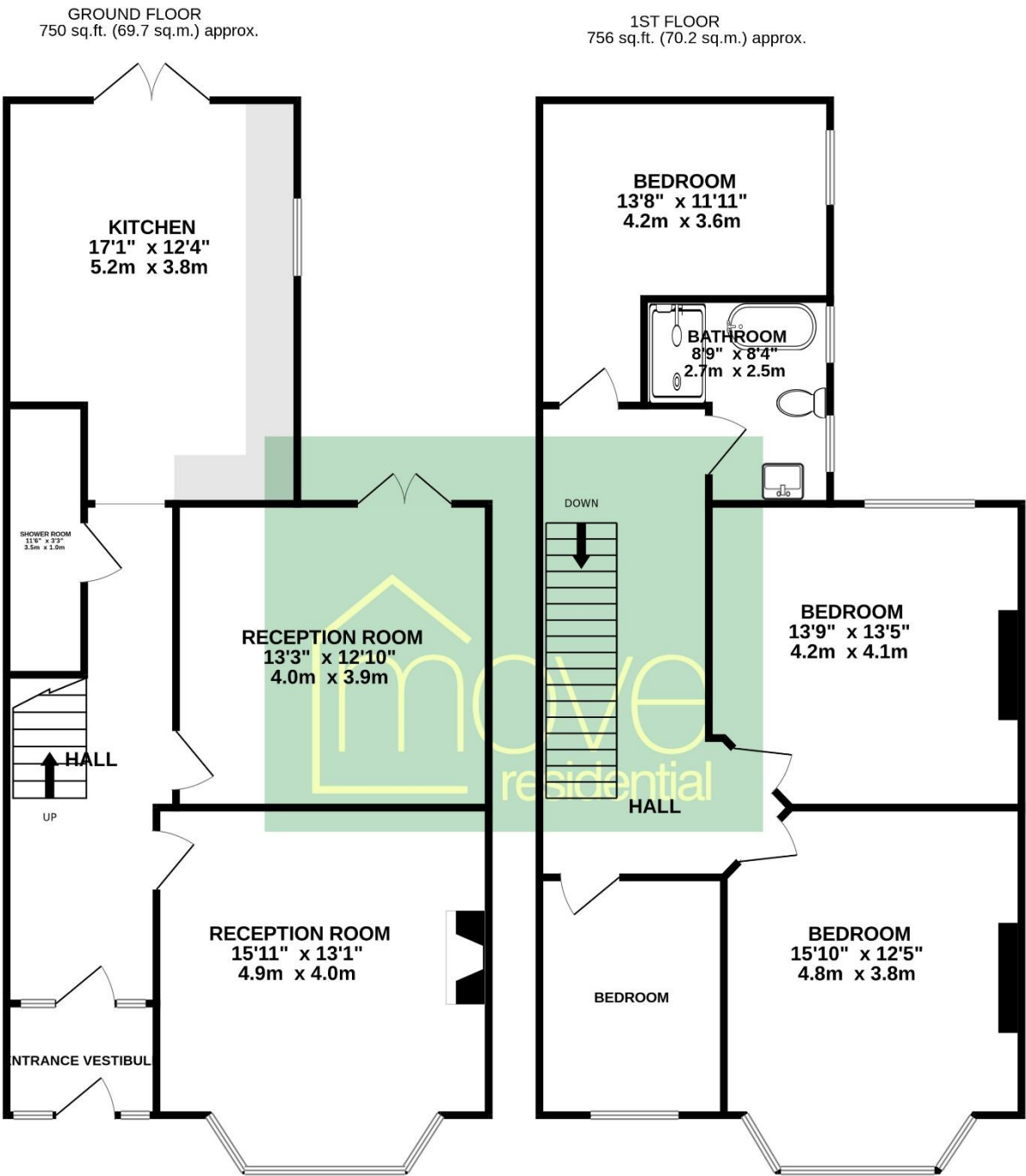
Description

Standing proudly on Groes Road in the highly popular suburb of Grassendale, L19, is this truly charming four bedroom semi detached home, welcomed to the sales market courtesy of appointed agents, Move Residential. The property boasts an attractive frontage and immaculately presented interiors, seamlessly blending the traditional features of the property with more modern design influences, promising to provide a fantastic forever home for a lucky family. Entering the property via the inviting entrance hall with beautiful stained glass interior door, you are led into the truly stunning family lounge, which centers around an eye-catching feature fireplace, and is bathed in natural light courtesy of the large bay window. Tastefully decorated, with emphasis drawn to the decorative ceiling, this room exudes both style and comfort. The second spacious reception room is currently in use as a dining area, creating the perfect setting for formal mealtimes. French doors offer views and access out to the rear garden. The expansive kitchen diner is sure to impress, providing the ideal space for both family dining and entertaining guests. With a fabulous island at the centre, the kitchen features an array of sleek matte grey base and wall units with solid oak worktops providing plentiful surface space, as well as stylish patterned flooring. The rear garden can also be accessed from the kitchen via french doors which illuminate the room with natural light. Completing the ground floor is a convenient shower room. Venturing to the first floor, you will find three generously sized and delightfully presented double bedrooms, all finished to the highest standard, along with a well proportioned single room, currently in use as an office. Concluding the interior of the property is a contemporary style four piece family bathroom suite featuring a walk in shower unit and luxurious clawfoot bath tub. Externally, the property further benefits from an enclosed courtyard garden consisting of both a lawned area and patio space, ideal for alfresco dining during the warmer months. On street parking is available.

Location

Garston 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 is home to Liverpool South Parkway railway station, a major new interchange station opened in 2006. Trains operate at regular intervals to the city centre, Southport, Manchester and Birmingham. 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



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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		
69-80	C		80 C
55-68	D	56 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.