



2, THE SERPENTINE,
GRASSENDALÉ,
LIVERPOOL, L19 9DT



2, THE SERPENTINE, GRASSENDALE, LIVERPOOL, L19 9DT

TOTAL APPROX. FLOOR AREA 2,329 SQFT

BUILT IN THE EDWARDIAN ARTS & CRAFTS ERA, KNOWN FOR ELEGANCE AND SUBSTANCE, THIS HOUSE OFFERS GENEROUS ROOMS, ORIGINAL FEATURES, AND A SENSE OF PRESENCE. IT'S NOW READY FOR THOUGHTFUL RESTORATION AND NEW LIFE.



DRIVING DISTANCE

- LIVERPOOL CITY CENTRE – 18 MINS
- NEAREST TRAIN STATION – 2 MINS
- NEAREST BUS STOP – 3 MIN WALK
- ALLERTON HIGH STREET - 8 MINS
- LIVERPOOL CRICKET CLUB - 2MINS
- NEAREST PARK – 4 MINUTES
- THE OTTERPOOL PROMENADE – 7 MINS
- ALLERTON MANOR GOLF CLUB – 8 MINS
- M62 – 16 MINS
- M57 – 19 MINS
- M6 – 35 MINS

ACCOMMODATION IN BRIEF

- INTEGRAL PORCH
- ENTRANCE HALL
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN WITH DINING/ LIVING
- UTILITY ROOM
- CLOAKROOM + WC
- 5 BEDROOMS
- FAMILY BATHROOM

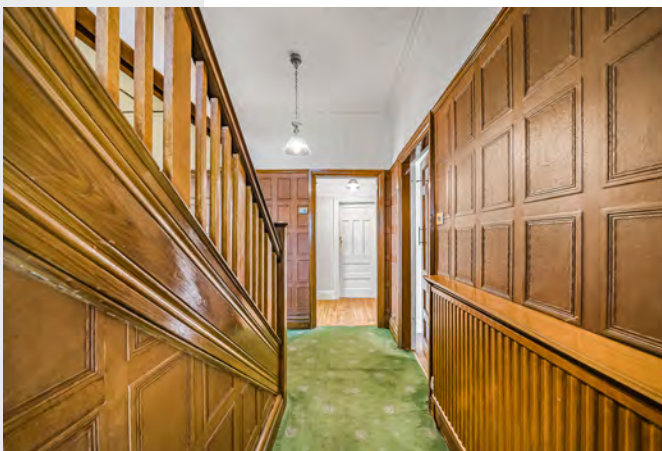


OUTSIDE

- 0.2-ACRE PLOT
- DRIVEWAY WITH AMPLE PARKING
- DETACHED GARAGE
- FRONT LAWN
- REAR LAWN
- PAVED SUN TERRACE
- WC - EXTERNAL ACCESS
- UTILITY - EXTERNAL ACCESS
- STORAGE EXTERNAL ACCESS

THE PROPERTY

Located on The Serpentine, one of Grassendale's most sought-after tree-lined roads, this substantial five-bedroom semi-detached home embodies the character and proportions of Edwardian architecture. Properties on this address are seldom available, contributing to its reputation as one of South Liverpool's most desirable residential settings. The street itself has been home to notable figures including Sir Giles Gilbert Scott, designer of Liverpool's Anglican Cathedral and the iconic red telephone box, and members of the Waring family of the renowned furniture makers Waring & Gillow.





Set on a generous plot, it retains many original details, from its broad hallway and feature staircase to high ceilings and bay-fronted rooms. The house offers extensive accommodation across two floors, ready to be restored or redesigned to meet modern family needs. Its position combines residential calm with convenient access to South Liverpool's green spaces, waterfront and transport links.

GROUND FLOOR

A tiled entrance porch opens into a wide central hall, its Edwardian Lyncrusta panelled walls marking the home's Arts & Crafts heritage. Though in need of updating, this detail offers a strong architectural feature worth retaining as part of any renovation. The hall sits at the centre of the plan, with a staircase rising to the first floor and two well-proportioned reception rooms to the front, each with stained glass bay windows, high ceilings and fireplaces that lend balance and symmetry to the layout.

A door opens to the rear half of the home, where there's a convenient WC and cloakroom. To either side can be found a generous dining room and an extended kitchen which open directly to the rear and side terrace and garden. Together, these spaces present clear potential to create an open-plan kitchen, dining and living area with direct outdoor connection, while the two front reception rooms can remain as defined, more private living spaces.

The scale and arrangement of the ground floor lends itself naturally to a modern redesign without compromising the home's period character.







FIRST FLOOR

The staircase leads to a generous landing with full-height Lyncrusta panels, continuing the home's period character. Five bedrooms are arranged across the floor, two to the front and three to the rear, each well-proportioned and naturally light. Two of the largest rooms include fitted basins, offering simple potential to add ensembles, while the family bathroom sits centrally within the layout.

OUTSIDE

Set back from a tree-lined road, the property is approached via a gated driveway with parking for several cars and a front lawn enclosed by mature hedging. A detached garage stands to one side with gated access to the rear. The back garden features a paved terrace wrapping around the house and linking to the kitchen and garage. Beyond, a lawn with established borders provides privacy and scope for future landscaping or extension.

This is a property of character and scale, ready to be shaped for modern living. Its proportions, layout and location make it a solid long-term investment and a rare opportunity to reimagine a home of heritage in one of South Liverpool's most desirable settings.



ABOUT THE AREA

The Serpentine sits within one of Grassendale's most established residential pockets, close to Otterspool Promenade, the waterfront, and the independent cafés and shops of Aigburth Road and Lark Lane. Allerton Road, with its mix of restaurants and retailers, is less than a 10-minute drive away. The area combines convenience with outdoor space, offering parks, riverside walks and cycle routes into the city, valued for its community feel and easy access to both coast and centre.

TRANSPORT

The area is well connected across South Liverpool and beyond. Aigburth Road gives direct access to the city, while the A561 links to the M62 for Manchester. Cressington Station is about a 10-minute walk, with services to Liverpool Central and South Parkway for national rail. London can be reached from Lime Street in under 2½ hours. Bus routes run along Aigburth Road, and Liverpool John Lennon Airport is around 10 minutes by car, with Manchester Airport about 45 minutes.

SCHOOLS

South Liverpool offers a strong choice of well-regarded schools, including Liverpool College and Belvedere Academy (both Outstanding), plus Gilmour Primary and Sudley Junior, each praised for academic standards and community ethos. St Austin's and Holy Trinity Catholic Primary Schools (Good) are within five minutes. Independent options include Belvedere Preparatory School near Sefton Park (10–15 minutes by car) and Merchant Taylors' School and St Mary's College in Crosby, around 35–40 minutes away.



PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, Mains gas, Central heating, Double glazing, Ultrafast broadband (estimated).

EPC: E

Council Tax Band: F

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

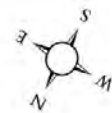
Local Authority:

Liverpool City Council, One Stop Shop at Cunard Building, Arrivals Hall, Ground Floor, Brunswick Street, Liverpool, L3 1AW. <https://liverpool.gov.uk/>

Viewing: Strictly by appointment with Karl Ormerod.
Tel/WhatsApp: 07443645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

2, The Serpentine, Grassendale, Liverpool, L19 9DT



Total area: approx. 216.4 sq. metres (2329.0 sq. feet)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp [®] **uk**

exp.uk.com

