



Oakland Road, Grassendale, L19 9DU

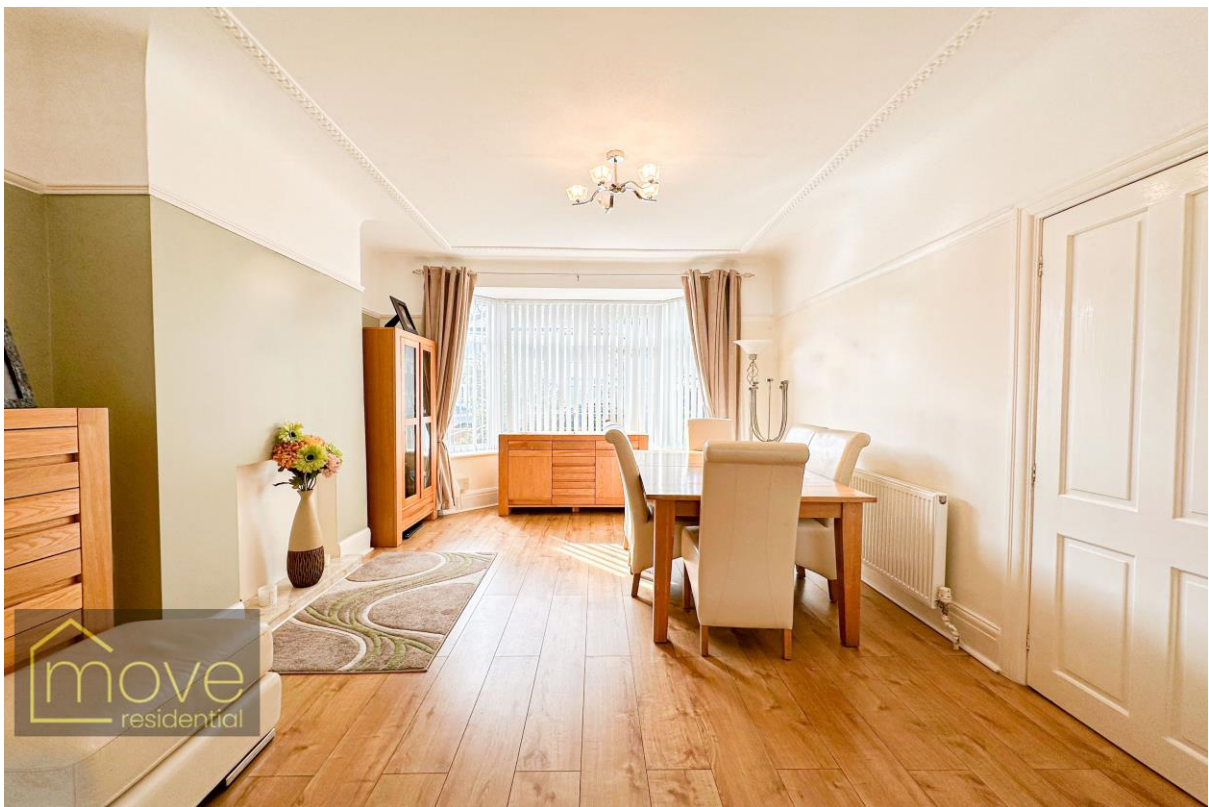
- Fantastic Three/Four Bedroom Semi Detached Home
- Generously Proportioned & Immaculately Presented
- Extended Modern Fitted Kitchen with Utility Room
- Two Double Bedrooms, Single Room & Bathroom
- Located in Favoured Residential Area of Grassendale
- Porch, Entrance Hall, Through Lounge & Conservatory
- Fourth Bedroom/Office Space Complete with Ensuite
- Delightful Rear Garden with Patio, Driveway & Garage



£425,000



move
residential









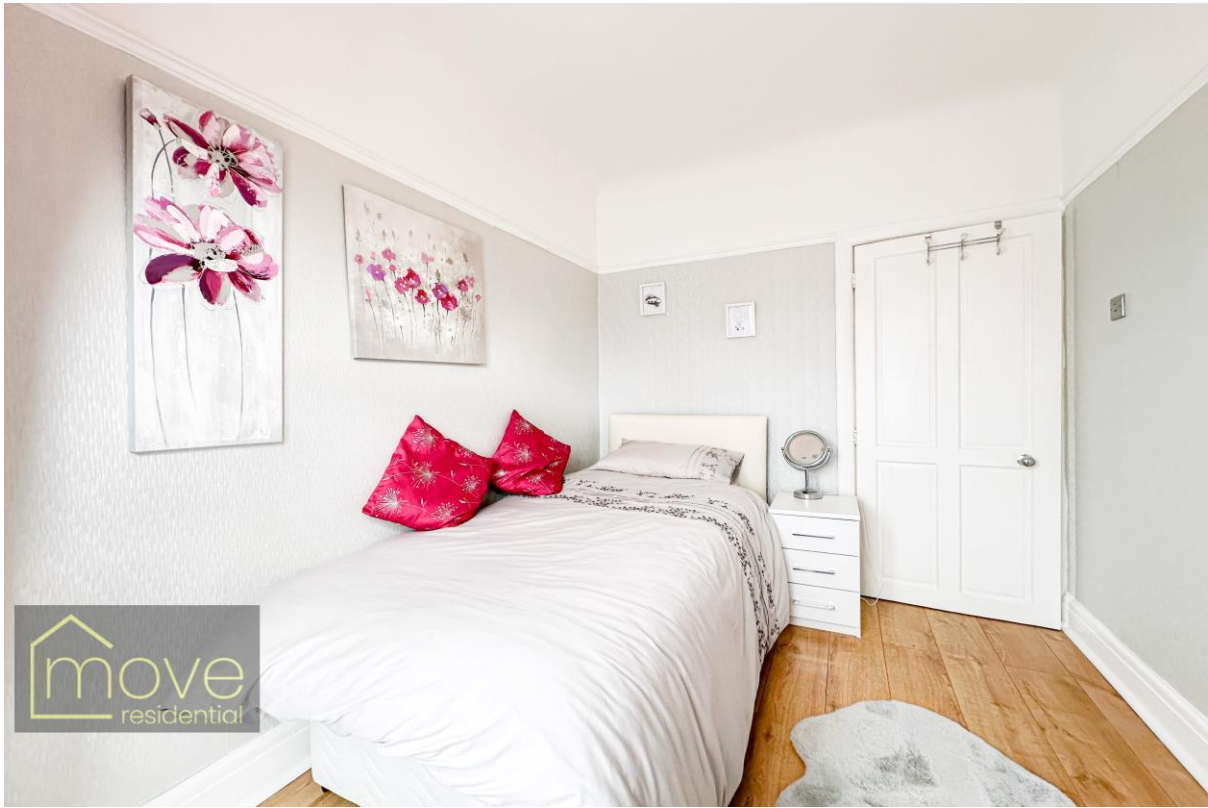




The logo for 'move residential' features the word 'move' in a large, lowercase, sans-serif font, with a stylized house icon above the letter 'o'. Below 'move' is the word 'residential' in a smaller, lowercase, sans-serif font. The entire logo is set against a dark grey rectangular background.











Description

Move Residential are delighted to present to the market this fabulous three/four bedroom semi detached home, located on Oakland Road in the highly favoured residential area of Grassendale, L19. Boasting a charming frontage, this property offers extremely generous and immaculately presented living proportions, certain to make a fantastic future home for a lucky family. Upon entering the residence, you are greeted by a bright and inviting entrance hall, which leads into a welcoming and exceptionally spacious through lounge, currently accommodating both a formal dining space and sitting area. The room is awash with natural light, courtesy of a large bay window to the front and french doors to the rear into the conservatory, and has been tastefully decorated to the highest standard, presenting the perfect sociable setting for enjoying family mealtimes and entertaining guests. This leads into an extended modern kitchen, complete with a vast range of high-gloss fitted base and wall units, complementary worktops providing plentiful surface space and sleek integrated appliances, further benefitting from a utility space to the side. Completing the ground floor is an additional substantial room which has potential for an abundance of uses, with an en-suite shower room and french doors out to the lovely garden, this would make a lovely fourth bedroom, or could alternatively act as a study or gym. Ascending to the first floor, this property continues to impress, offering two spacious double bedrooms and a well-proportioned single room, all impeccably presented and receiving an abundance of natural light, with the two double rooms enjoying stylish fitted wardrobes. Concluding the interior of the home is a contemporary style fully tiled family bathroom suite. This property further benefits from a sizable and well-maintained conservatory which offers a delightful seating area where views of the lovely landscaped rear garden can be enjoyed. Made up of a beautifully manicured lawn with decorative pebble borders, and smartly flagged patio areas perfect for al-fresco dining, the garden presents the ultimate outdoor space for the whole household to enjoy. To the front is a driveway providing off road parking, as well as a garage accommodating additional storage space.

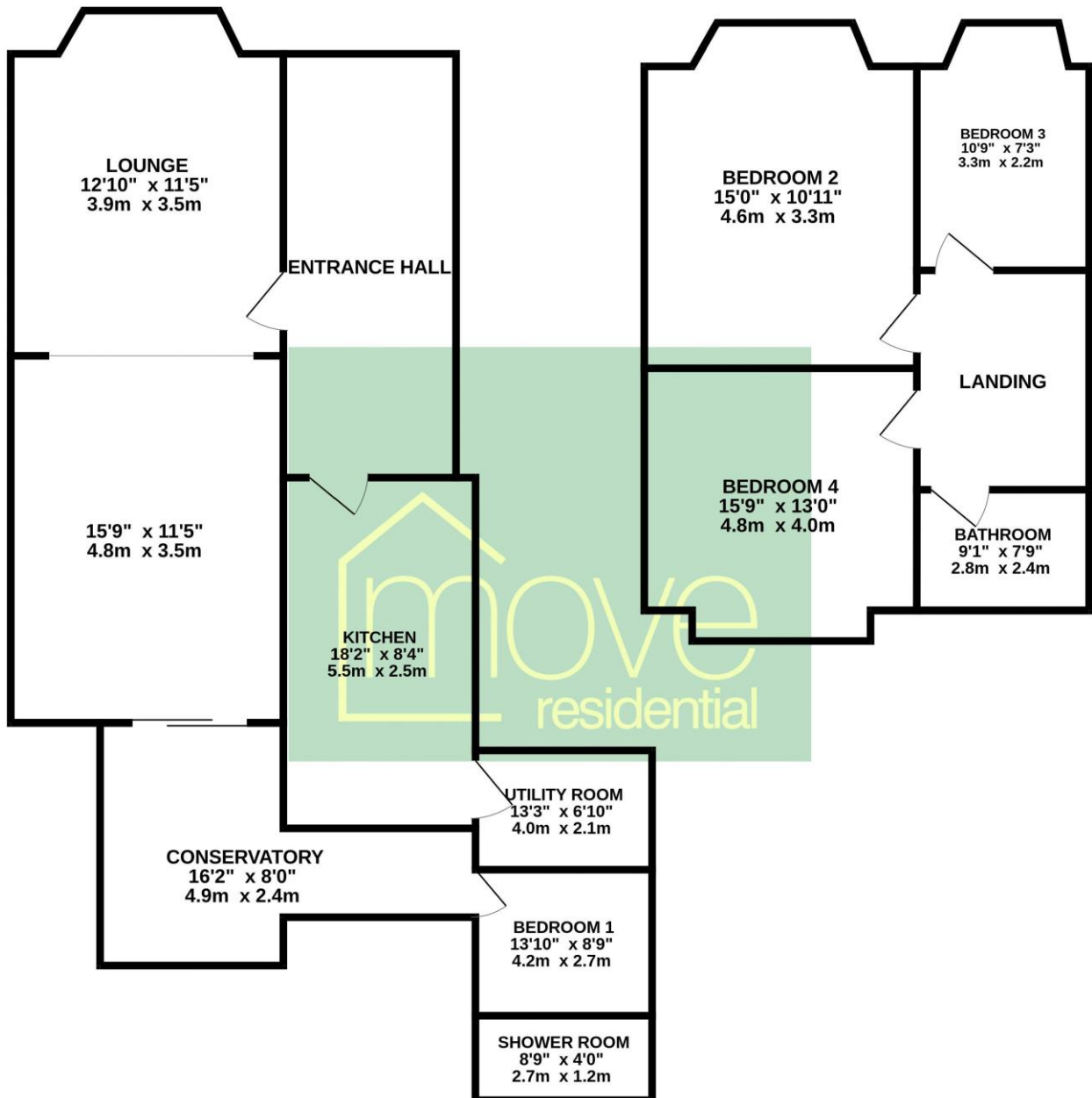
Location

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
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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	65 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.