



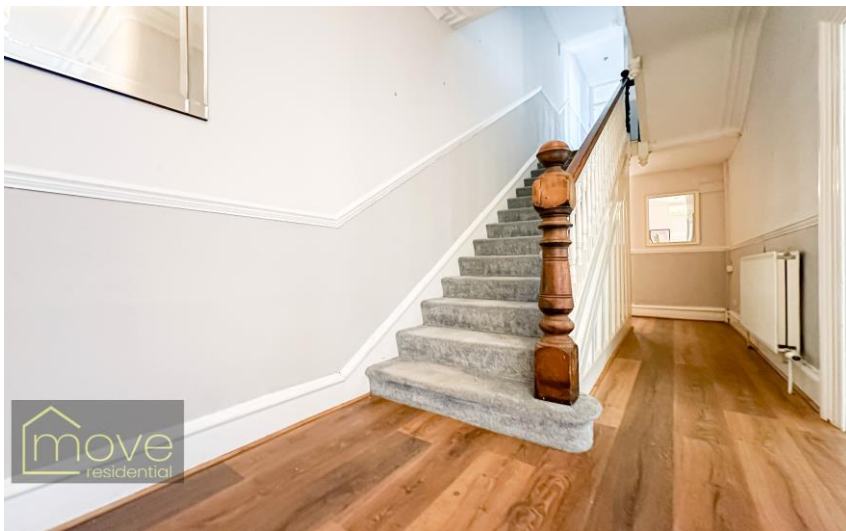
## Eastern Drive, Grassendale, L19 0NB

- Grand Five Bedroom Semi Detached Residence
- Expansive Living Proportions Full of Character
- Dining Room, Morning Room & Fitted Kitchen
- Generous Four-Piece Family Bathroom Suite
- Located in the Affluent Suburb of Grassendale
- Entrance Hall & Front Reception Room & WC
- Three Bright & Substantial Double Bedrooms
- Enchanting Rear Garden & Off-Road Parking



Offers Over £500,000















































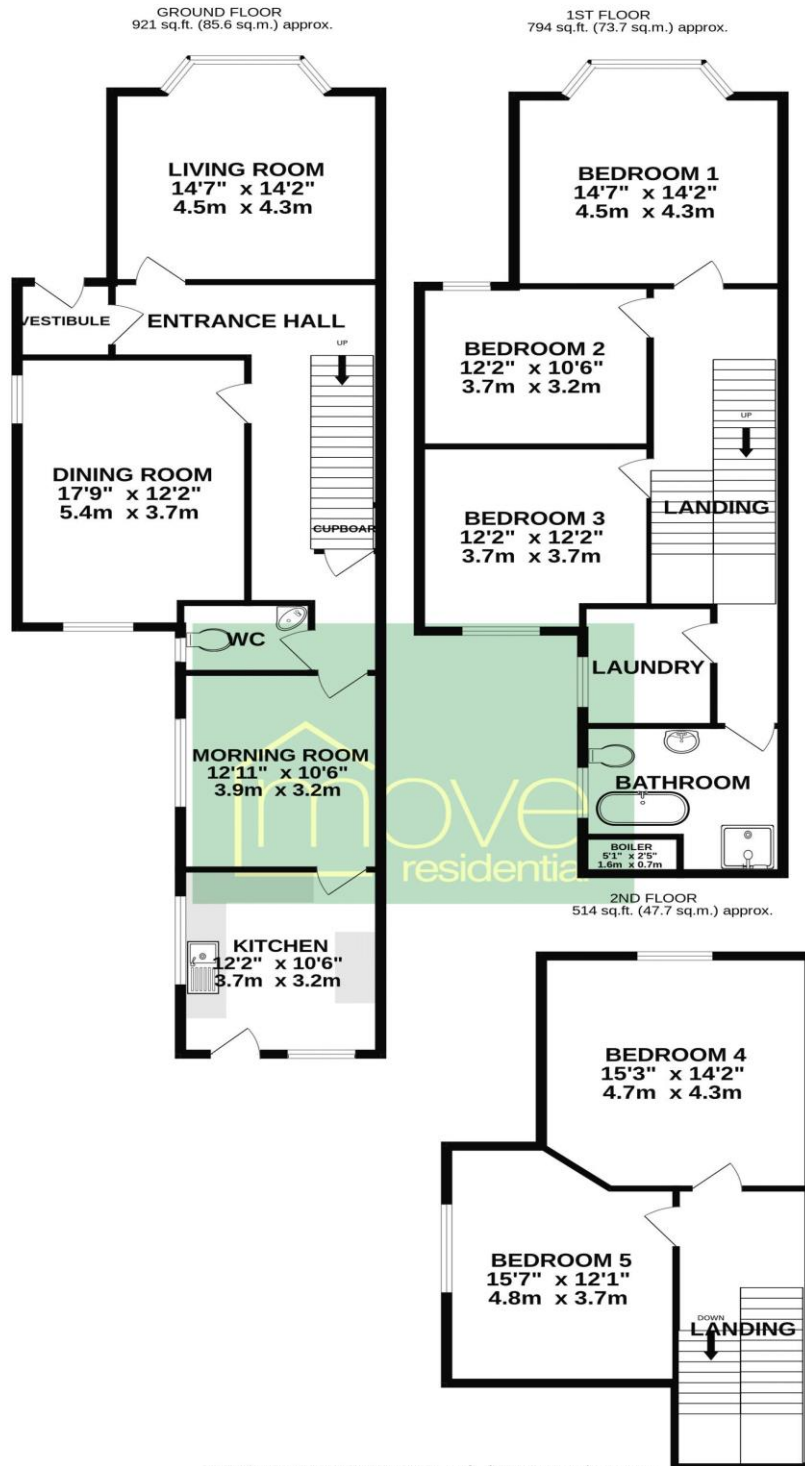
## **Description**

Enjoying an enviable location on Eastern Drive in the heart of the affluent suburb of Grassendale, L19, is this grand five bedroom semi detached residence. Proudly introduced to the sales market by appointed agents Move Residential, we are confident this traditional Victorian property will make an incomparable forever home for a very lucky family, offering expansive and beautifully maintained living proportions throughout, which showcase an abundance of exquisite original features. Following through the vestibule which boasts original stained-glass windows, you are greeted into the property by a welcoming entrance hall, leading through to a sensational front reception room. Awash with natural light courtesy of a large bay window, this spacious room has been finished in an elegant décor, highlighting the ornate ceiling detailing and stunning feature fireplace. This is followed by a beautifully presented dining room, also featuring an eye-catching fireplace, which enjoys views of the delightful rear garden, presenting the ideal setting for family mealtimes and entertaining guests. More relaxed dining can be enjoyed in the bright and airy morning room which flows seamlessly into the generously sized kitchen, complete with a range of fitted base and wall units, plentiful surface space and tiled splashbacks. Concluding the ground floor is a convenient WC. The property continues to impress as you ascend to the first floor which is home to three substantial double bedrooms, all finished to a high standard and receiving plenty of natural light, with the master bedroom further enjoying a huge bay window. This floor additionally benefits from a sizable four-piece family bathroom suite, boasting a spectacular free-standing cast-iron roll top bathtub and separate shower unit, as well as a separate utility room. At the pinnacle of the property, the second floor accommodates two further spacious double bedrooms, boasting characterful sloped ceilings, along with ample storage within the eaves. This residence is further enhanced by the enchanting rear garden, made up of a luscious lawn area with decorative greenery borders and a patio area, presenting an idyllic setting for enjoying al-fresco dining and entertaining. To the front, a large driveway provides ample off-road parking.

## **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



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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		
39-54	E	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.