



## Darby Road, Grassendale, L19 9DF

- Magnificent Four Bedroom Detached Family Residence
- Generous & Impeccably Presented Living Proportions
- Impressive Open Plan Kitchen Diner & Downstairs WC
- Ensuite to Master & Four-Piece Family Bathroom Suite
- Secluded Corner Plot in Desirable Area of Grassendale
- Entrance Hall, Two Reception Rooms & Conservatory
- Four Beautifully Finished & Spacious Double Bedrooms
- Two Gardens to Rear, Outbuilding, Driveway & Garage



£795,000



































## Description

Far surpassing all expectations is this magnificent four bedroom detached residence, enjoying a generous and secluded corner plot on Darby Road in the highly favoured residential area of Grassendale, L19. The property boasts an impressive modern frontage and offers vast and impeccably presented living proportions within, certain to make an incomparable forever home for a very lucky family. Following through the porch and stunning stained glass internal front door, you are greeted by a by an imposing hallway which makes a fabulous first impression, boasting an attractive parquet flooring and a huge arched window flooding the space with natural light. This leads through to a charming lounge which boasts an ornate archway over a magnificent walk-in bay window, bathing the room in daylight. The room has been finished in a tasteful décor, boasting wooden floorboards and an eye-catching feature fireplace, presenting the perfect setting to relax and unwind. This is followed by a striking main reception room, which is exceptionally spacious and immaculately presented, showcasing feature wooden beams, and enjoying sliding doors out to the beautifully maintained conservatory which provides a delightful alternative sitting area where views of the lovely rear garden can be enjoyed. The spectacular open plan kitchen diner is certain to impress even the most discerning of buyers, presenting the ultimate social space for family living, perfectly suited for enjoying family mealtimes and entertaining guests. The kitchen is complete with an abundance of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a range of integrated appliances. A centre island offers additional worktop space and incorporates a breakfast bar, ideal for more casual dining, whilst a designated dining area can be accommodated to the side, where floor to ceiling windows and a set of french doors provide views and access out to the garden, and feature skylights illuminate the space in daylight. Completing the ground floor is a convenient downstairs WC. Ascending to the first floor, the property continues to amaze, with a gallery landing leading you through to four generously sized double bedrooms, all finished to an excellent standard featuring plush carpeting throughout, and receiving plenty of natural light. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, as well as access to the mezzanine balcony which overlooks the main reception room below. Concluding the interior of this exemplary home is a deluxe four-piece family bathroom suite, featuring an exquisite roll top bathtub. Externally, this property goes above and beyond by offering two delightful rear gardens, providing all the outside space that a household could wish for. Joined by a gate, both gardens feature neatly maintained lawns surrounded by established greenery borders providing seclusion, and both offer idyllic spots for al-fresco dining in the form of a smartly paved patio and raised decking area. The property further benefits from a substantial outbuilding, which is currently in use as a workshop but offers exciting potential for a wide variety of uses. To the front, a well-maintained driveway accommodates off-road parking for two vehicles and a sizable garage offers an abundance of 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.

## EPC

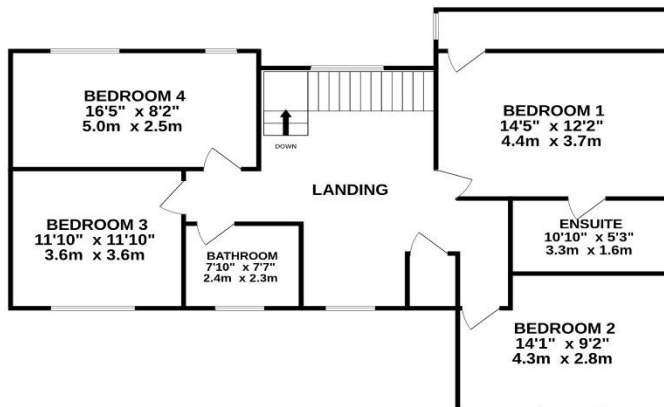
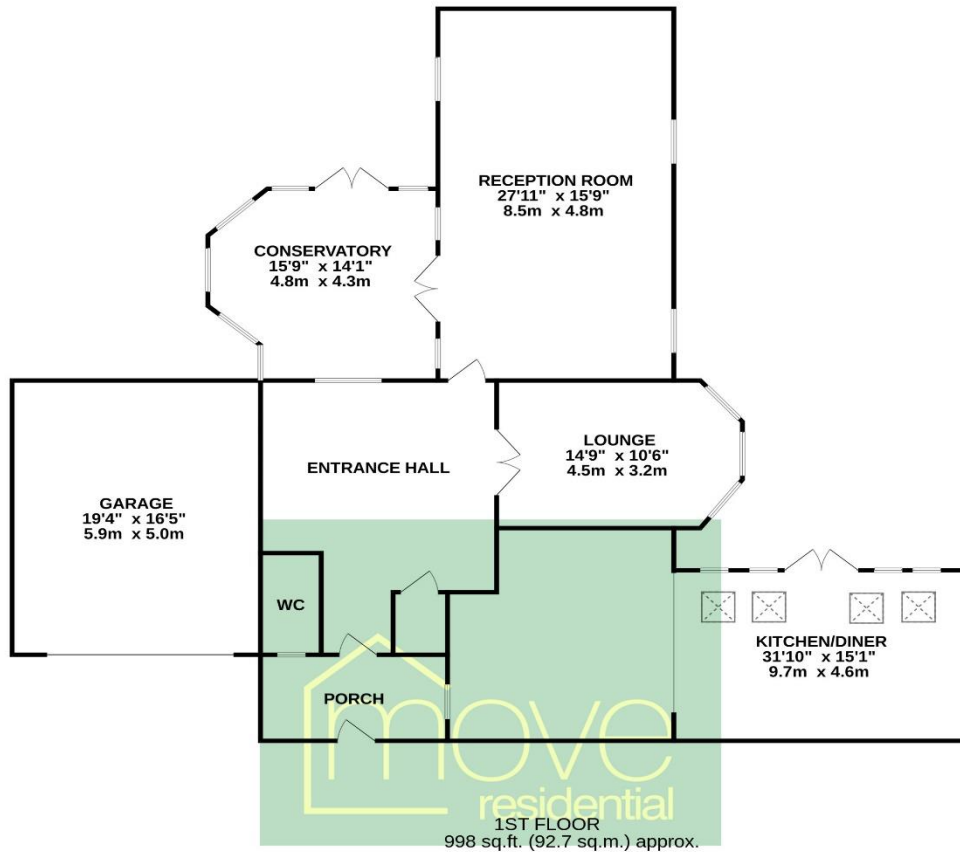
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 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.

# Floor Plan

GROUND FLOOR  
2022 sq.ft. (187.8 sq.m.) approx.



TOTAL FLOOR AREA : 3020 sq.ft. (280.6 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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