

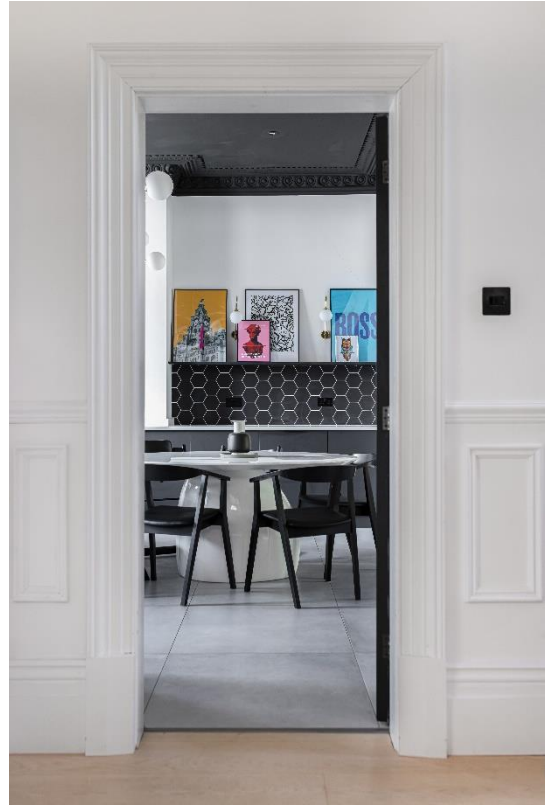


Eastern Drive, Grassendale, Liverpool, L19 0NB

- Exceptional Six Bedroom Semi Detached Property
- Vast & Immaculately Finished Living Proportions
- Stunning Open Plan Kitchen, Dining & Living Area
- Luxury Ensuite & Two Four-Piece Bathroom Suites
- Envidable Location in Favoured Area of Grassendale
- Entrance Hall, Two Reception Rooms, Utility & WC
- Six Beautiful & Generously Sized Double Bedrooms
- Delightful Garden to the Rear & Off-Road Parking



Offers Over £825,000

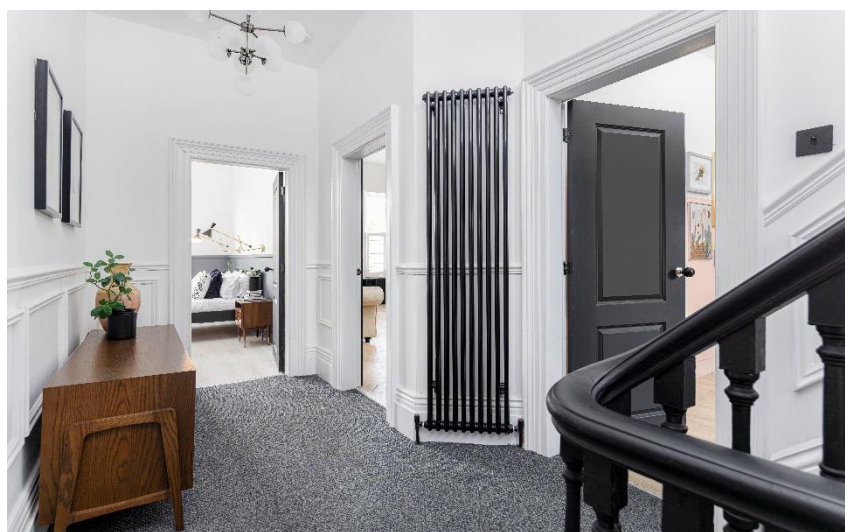
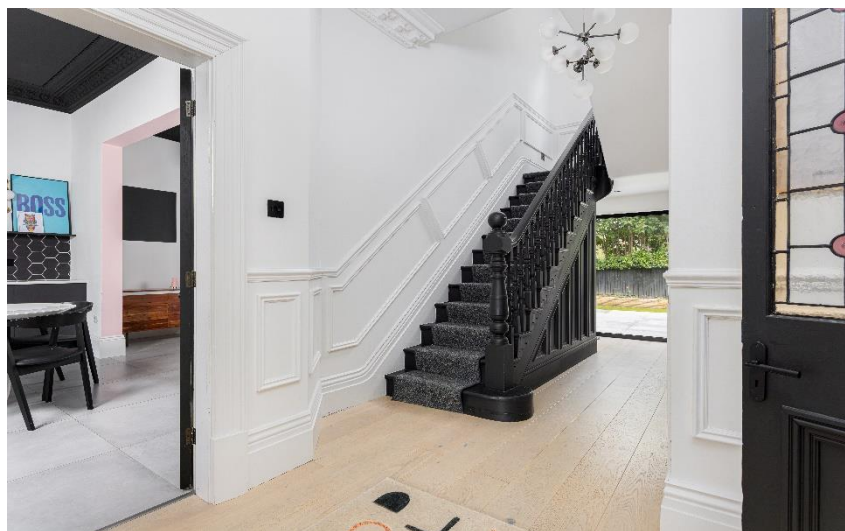


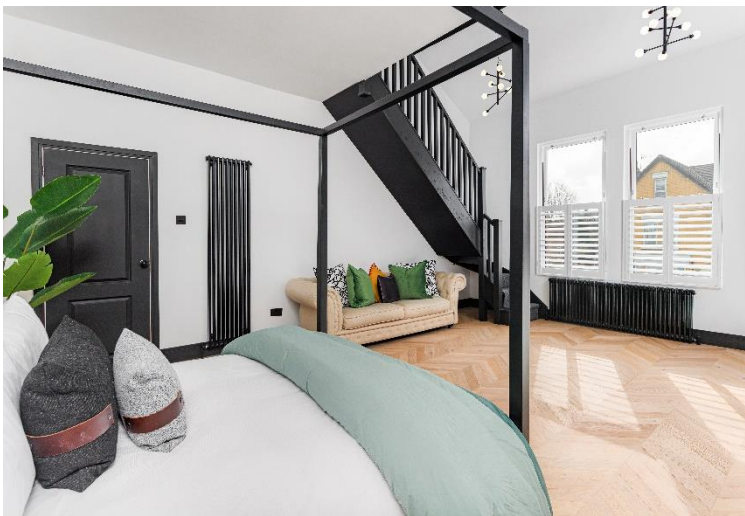




















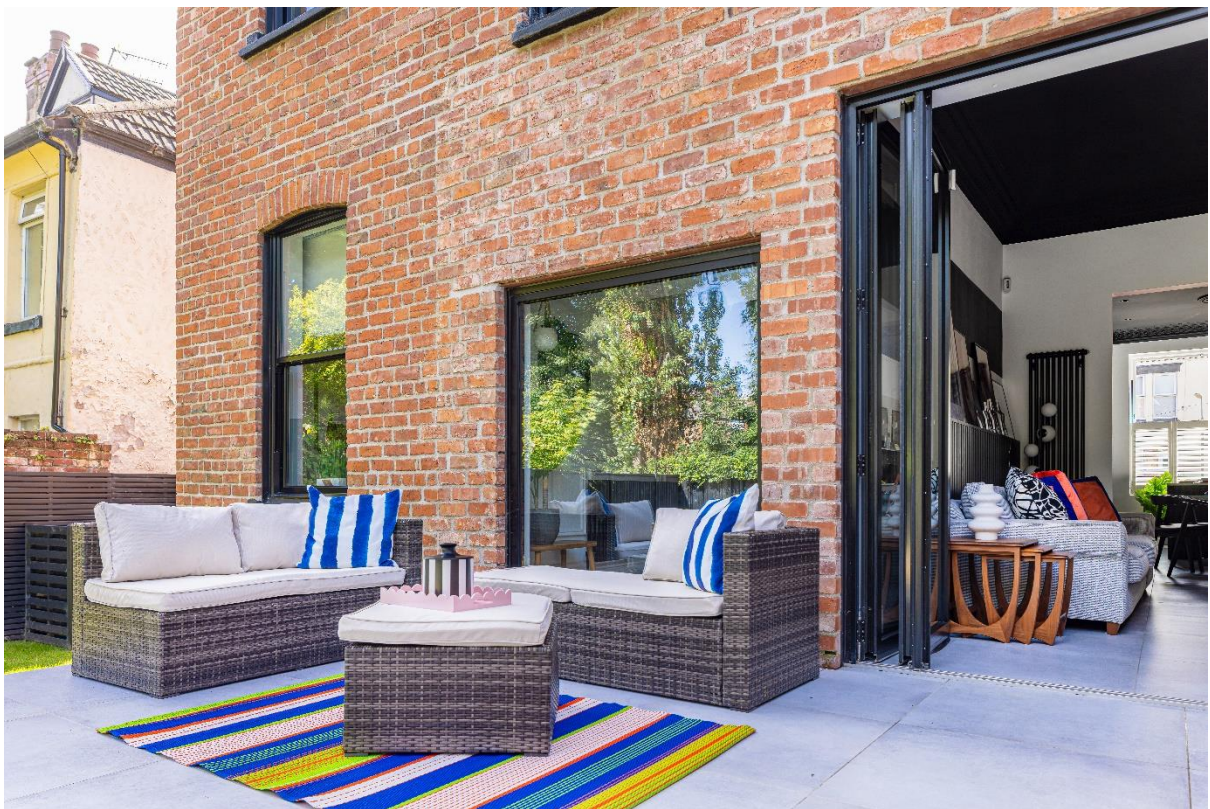












Description

Standing proudly on Eastern Drive is this truly exceptional six bedroom semi detached property, located in the highly favoured residential area of Grassendale, L19. Boasting vast and versatile living proportions which have been finished to an exemplary standard throughout, this residence is certain to impress even the most discerning of buyers. The interiors have been finished in a stylish décor which harmonises beautifully with the plethora of exquisite original features found within the property, promising to make an enviable and incomparable forever home for an extremely lucky family. Upon entering the residence you are greeted by a striking entrance hall which makes a fabulous first impression and sets a precedence for the accommodation to follow, boasting an exquisite stained glass internal door. You are led into a sensational front reception room which boasts a clean and fresh décor showcasing an eye-catching fireplace. Awash with natural light courtesy of a bay window, this presents a charming space to relax and unwind which feels both welcoming and stylish. Following this is a second spacious and beautifully presented reception room which makes a delightful playroom. At the heart of the home is a spectacular open plan kitchen dining and living space, which offers the ultimate versatile setting for sociable living, equally suited to both enjoying family mealtimes and entertaining on a larger scale. The kitchen has evidently been designed to the very highest specifications complete with a range of sophisticated base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. There is ample room to accommodate a dining table whilst the magnificent centre island incorporates a breakfast bar, offering the ideal spot for more casual dining. The kitchen flows seamlessly into an immaculately presented living area, boasting a stunning fireplace and bi-fold doors out to the rear which offer views out to the garden and illuminate the space in daylight. Concluding the ground floor is a well-equipped utility room and convenient WC. The outstanding quality continues to the first floor, where you will discover three generously sized double bedrooms, each impeccably presented and receiving an abundance of natural light. The fabulous master bedroom further benefits from a spacious mezzanine level above, whilst the second bedroom enjoys the added luxury of an opulent ensuite bathroom. A luxurious four-piece family bathroom suite featuring chic tiling to the walls and floor, an elegant bathtub and a walk-in shower room completes this floor. At the pinnacle of the property, the second floor is home to a further three substantial double bedrooms which enjoy characterful sloped ceilings and exposed beams, blending seamlessly with the refined décor. Adding the finishing touch to the interior of this exquisite residence is a contemporary style four-piece family bathroom suite featuring bold and tasteful tiling. Externally, a sizable rear garden further enhances this property, presenting a brilliant outdoor space for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities, whilst a raised smartly flagged patio area presents a serene spot for enjoying al-fresco dining during the warmer months. To the front, a large driveway provides off-road parking. A viewing is highly recommended to fully appreciate the expansive proportions and superior quality finishes this unique property has to offer.

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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 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



TOTAL FLOOR AREA : 4206 sq.ft. (390.8 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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