



## Cooper Close, Grassendale, Liverpool, L19 3PP

- Stunning Four Bedroom Semi Detached Property
- Generous & Immaculately Presented Throughout
- Second Reception Room & Stylish Fitted Kitchen
- Fourth Bedroom to Dormer with Deluxe Ensuite
- Located in Highly Favoured Area of Grassendale
- Inviting Entrance Hall & Spacious Family Lounge
- Two Double Bedrooms, Single Room & Bathroom
- Delightful Garden, Off-Road Parking & Garage



£550,000

























## **Description**

This stunning four bedroom semi detached property is proudly presented to the sales market by appointed agents Move Residential. Enjoying a prime location on Cooper Close in the highly favoured residential area of Grassendale, L19, this promises to make a fabulous forever home for a very lucky family. The property boasts an attractive rendered frontage and offers generous and immaculately presented living proportions throughout, certain to impress even the most discerning of buyers. An inviting entrance hall greets you into the residence featuring an attractive parquet style flooring which can be found throughout the ground floor, and leading through to a bright and spacious family lounge. Finished in a tasteful décor and showcasing an eye-catching fireplace, this presents a welcoming and stylish space to relax and unwind. This is followed by a second substantial reception room which comfortably accommodates both a sitting and dining area providing a fantastic social space for enjoying mealtimes and entertaining guests. This space has been beautifully finished and enjoys floor to ceiling windows and skylights which flood the room with natural light, as well as a set of sliding doors providing views and access out to the rear garden. This flows seamlessly into a modern fitted kitchen which has evidently been designed to the very highest of specifications, complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. Concluding the ground floor is a convenient WC located under the stairs. The exceptional quality continues up to the first floor where you will find two generously sized double bedrooms and a well-proportioned single room, each impeccably presented featuring plush carpeting throughout. Accompanying the bedrooms is a luxurious four-piece family bathroom suite boasting chic marble effect porcelain tiles to the walls and floor. At the pinnacle of the property, the dormer conversion is home to the spacious fourth bedroom which is bathed in daylight and enjoys the added luxury of a deluxe ensuite shower room. Externally, the property further benefits from a sizable rear garden which presents a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn provides ample room for recreational activities, whilst a porcelain tiled patio area offers a serene spot for al-fresco dining and entertaining. To the front, a substantial driveway provides off-road parking whilst the garage offers additional storage space and accommodates a utility area to the rear, accessed from the garden. A viewing is highly recommended to fully appreciate the expansive living proportions and high-quality finishes that this spectacular property has to offer.

## **Location**

Garston 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 is home to Liverpool South Parkway railway station, a major new interchange station opened in 2006. Trains operate at regular intervals to the city centre, Southport, Manchester and Birmingham. 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 : 1600 sq.ft. (148.6 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.

Made with Metropix ©2024

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.