



Priory Farm Close, Grassendale, Liverpool, L19 3RS

- Fantastic Three Bedroom Terrace Property
- Well-Proportioned & Impeccably Finished
- Dining Room & Stunning Family Lounge
- New Contemporary Style Family Bathroom
- Located In Desirable Area Of Grassendale
- Inviting Hallway & Modern Fitted Kitchen
- Three Generously Sized Double Bedrooms
- South-Facing Garden & Off-Road Parking



£300,000













Description

Enjoying a prime location on Priory Farm Close in the sought-after suburb of Grassendale, L19, is this fantastic three bedroom terrace home, proudly presented to the sales market by appointed agents Move Residential. The property boasts an attractive double frontage and offers generous and immaculately finished living proportions throughout, promising to make a fabulous future home for a growing family. You are greeted into the property by an inviting entrance hall which leads into a modern kitchen complete with a range of fitted base and wall units, plentiful worktop space and a selection of integrated appliances. Opposite is a bright and spacious reception room enjoying a neutral tasteful décor featuring wood style flooring and a charming window seat, which presents a delightful space for enjoying mealtimes with family and friends. Following this is a stunning family lounge which is awash with natural light courtesy of sliding doors providing access out to the rear. Beautifully decorated featuring plush carpeting, this provides a tranquil space to relax and unwind whilst enjoying the scenic garden views. The property continues to impress as you ascend to the first floor which offers three generously sized double bedrooms, each impeccably presented, with the master enjoying the added luxury of a deluxe ensuite shower room. Completing the interior of this wonderful home is a newly installed contemporary three-piece family bathroom suite. Externally, the property further benefits from a delightful landscaped south-facing rear garden which enjoys a sunny aspect throughout the day. There is a neatly maintained lawn surrounded by decorative borders, a raised decking area presenting a serene spot for enjoying al-fresco dining, and a summer house. To the front, a driveway provides ample off-road parking for up to three vehicles.

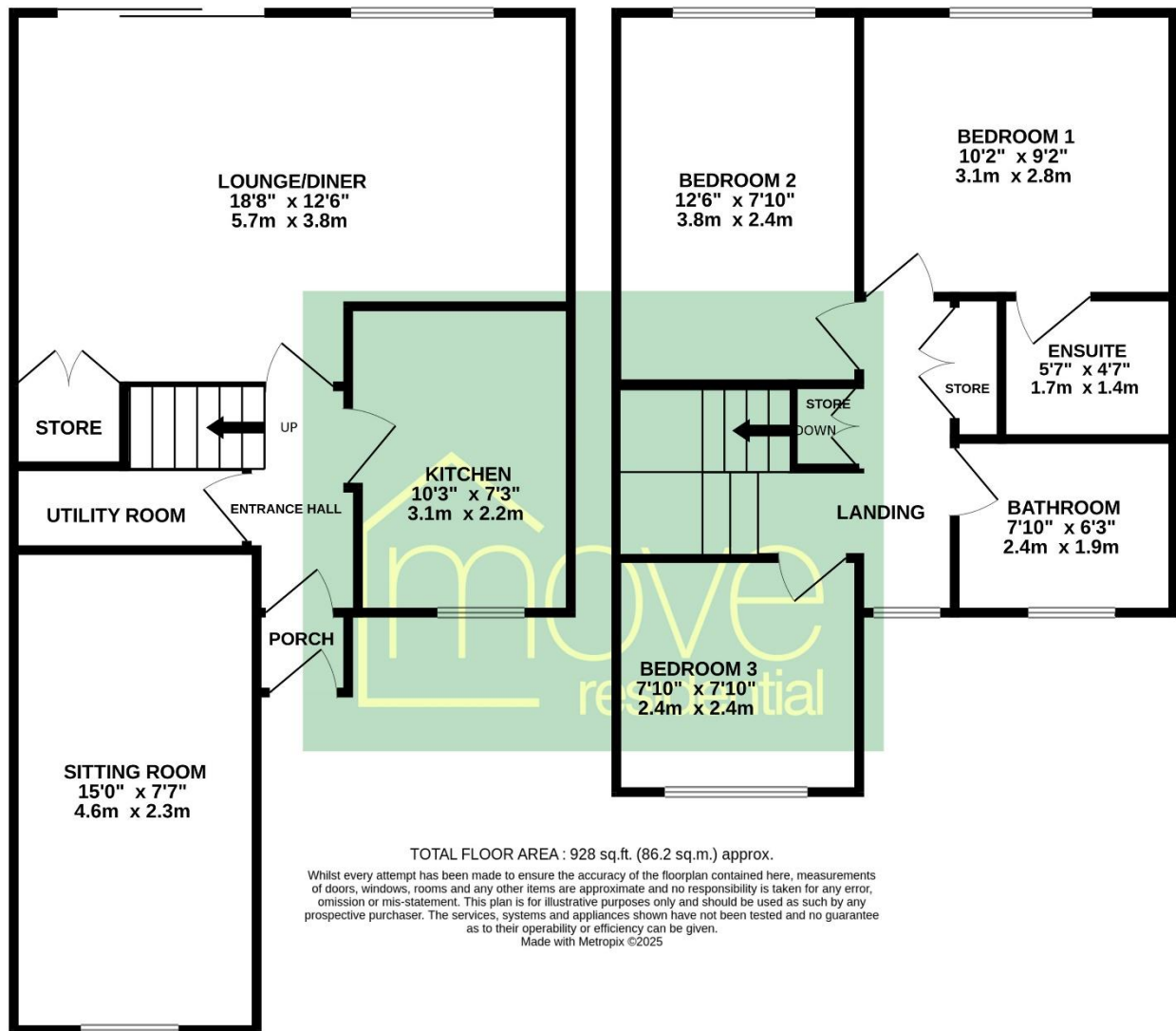
Location

Located on Priory Farm Close in Grassendale, L19. The property is situated within a much sought after South Liverpool location and is close to all local amenities including; bars, shops and restaurants situated on Aigburth Road and Lark Lane, excellent transport links from West Allerton and Grassendale stations, and main bus routes along Aigburth Road. Schools in the area are considered some of Liverpool's best, such as St Margaret's and St Hilda's C of E High Schools and primary schools including Booker Avenue infant/junior and St Austins Catholic Primary. Further shopping is also available at the nearby New Mersey Retail park and there is no shortage of sport and leisure facilities, with Greenbank Sports Accademy and Aigburth Cricket Club. located just a short distance away.

Floor Plan

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 76 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.