



Grassendale Road, Grassendale, Liverpool, L19 0NA

- Magnificent Five Bedroom Semi Detached Residence
- Substantially Extended & Finished To High Standard
- Impressive Open Plan Kitchen, Dining & Living Area
- Two Ensuites & Four-Piece Family Bathroom Suite
- Prime Location In The Desirable Area Of Grassendale
- Entrance Hall, Reception Room, Utility Room & WC
- Five Substantial & Beautifully Presented Bedrooms
- Expansive Rear Garden, Off-Road Parking & Garage



£650,000



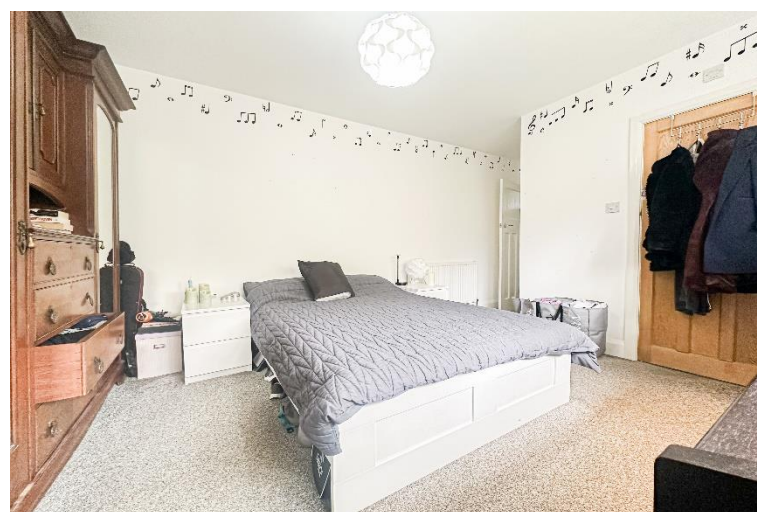


















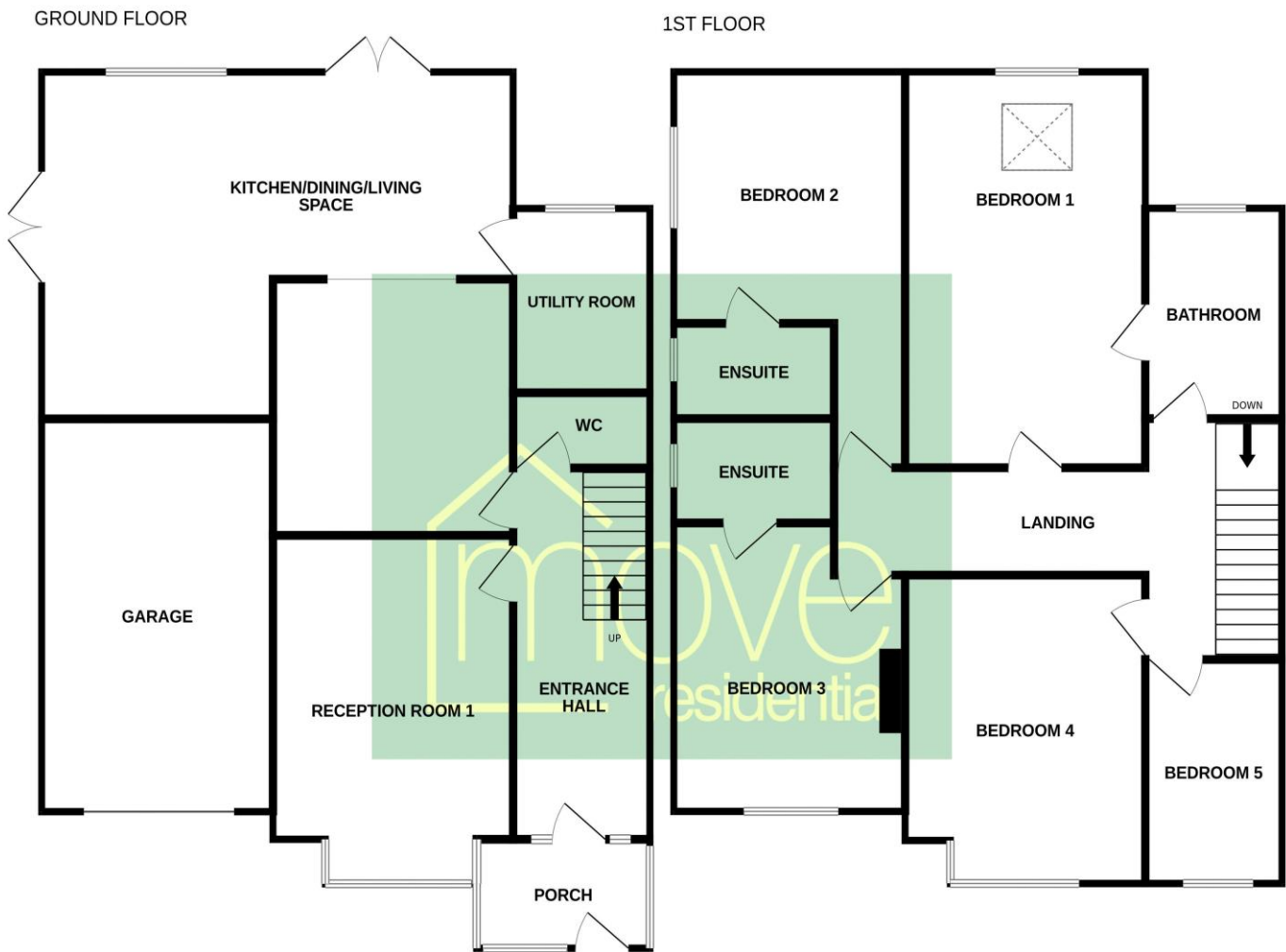
Description

This magnificent five bedroom semi detached residence, occupying a substantial plot on Grassendale Road in the highly desirable area of Grassendale, L19, is proudly showcased to the sales market courtesy of appointed agents Move Residential. Having been substantially extended, this property offers expansive living proportions which have been thoughtfully designed to meet the needs of modern living. Boasting immaculately presented interiors throughout, this promises to make a wonderful forever home for a very lucky family. Upon entering the property, you are greeted by an inviting entrance hall leading through to a bright and spacious family lounge which enjoys an eye-catching feature fireplace, presenting a welcoming space to relax and unwind. At the heart of the home is an open plan kitchen dining and living area which is certain to impress even the most discerning of buyers, finished to an impeccable standard featuring attractive wood style flooring and two sets of French doors which provide views and access out to the rear garden and flood the space with natural light. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is a centre island incorporating a breakfast bar which offers the ideal spot for more casual dining, and the space offers ample room to accommodate both a formal dining table and sitting area, providing the ultimate social setting for enjoying family mealtimes and entertaining guests. Concluding the extensive ground floor is a well-equipped utility room along with a convenient WC. Ascending to the first floor, you will discover four spacious double bedrooms, each beautifully presented featuring plush carpeting throughout, along with a well-proportioned single room, currently in use as a study. The second and third bedrooms enjoy the added luxury of ensuite shower rooms, and adding the finishing touch to this remarkable residence is a contemporary style four-piece family bathroom suite, which the master bedroom benefits from direct access to. Externally, further enhancing this home is a vast garden which provides a fantastic outdoor space for the whole household to enjoy. An enormous lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for al-fresco dining and entertaining. To the front, a substantial paved driveway provides ample off-road parking, whilst a 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.

Floor Plan



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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 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.