



Beechwood Road, Cressington, Liverpool, L19 0LA

- Fabulous Four Bedroom Semi Detached Home
- Generous & Beautifully Finished Throughout
- Sleek Fitted Kitchen & Third Reception Room
- Ensuite To Master, Family Bathroom & WC
- Located In The Desirable Area Of Cressington
- Entrance Hall, Family Lounge & Dining Room
- Four Bright & Well-Proportioned Bedrooms
- Delightful Rear Garden & Off-Road Parking



Offers Over £450,000

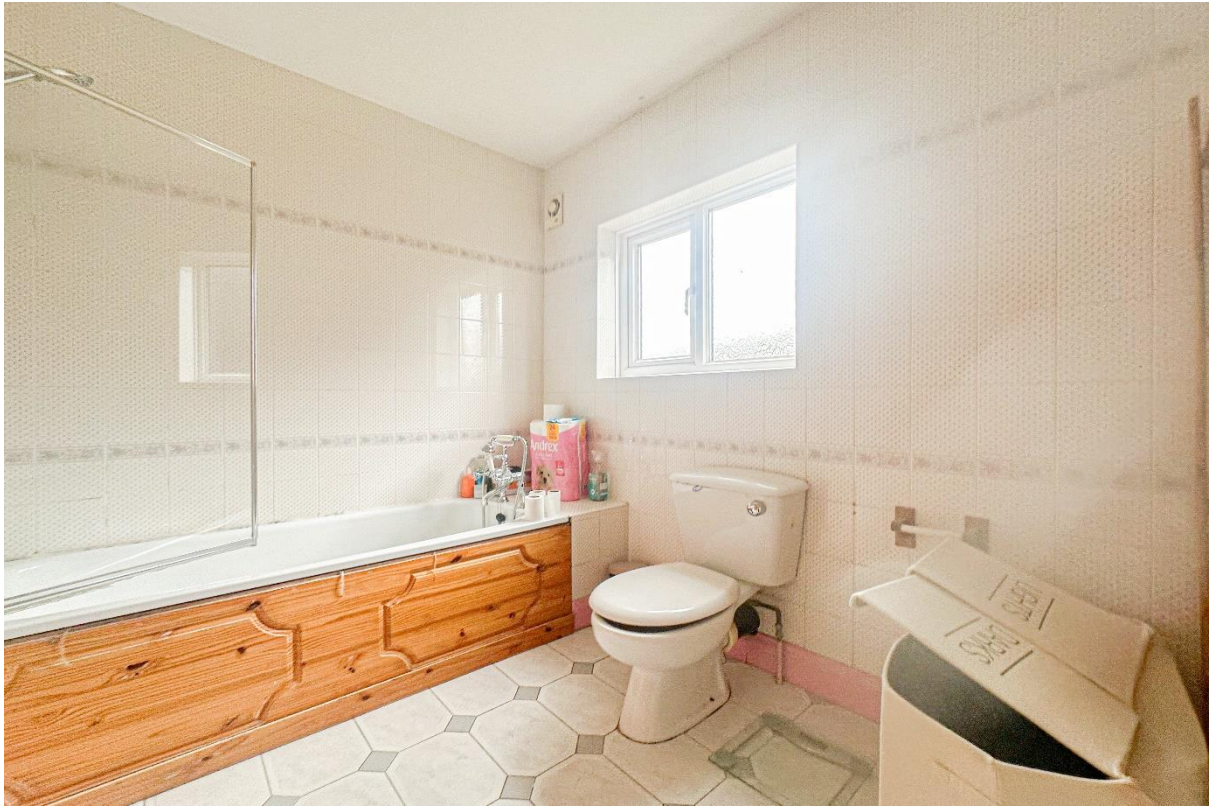














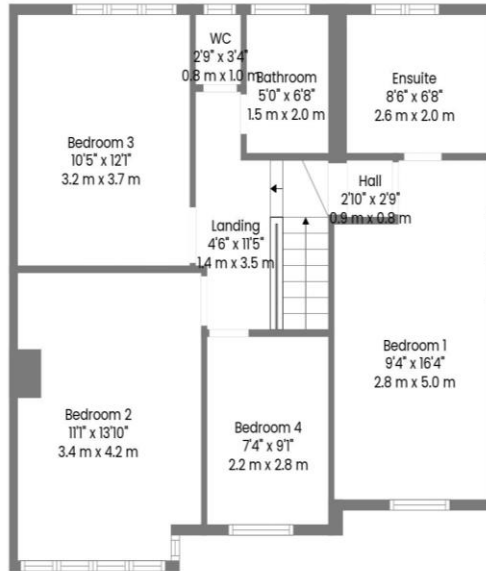
Description

Situated on Beechwood Road within the highly desirable suburb of Cressington, L19, is this fabulous four bedroom semi detached residence, welcomed to the sales market courtesy of appointed agents Move Residential. Boasting an abundance of living space with beautifully presented interiors throughout, this property effortlessly combines comfort with functionality, promising to make a wonderful future home for families looking to settle in a peaceful yet well-connected location. Upon entering, you are greeted by an inviting entrance hall which leads through to a bright and spacious family lounge. Finished in a tasteful décor featuring an eye-catching fireplace, this presents a welcoming space to relax and unwind. The lounge flows seamlessly into an impeccably presented dining area, which enjoys attractive parquet style flooring and a set of sliding doors providing views and access out to the rear garden, offering an elegant setting for enjoying family mealtimes and entertaining guests. The dining room offers access into a generously sized kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances, and concluding the extensive ground floor is a further reception room which would be ideal for a home office or playroom. Ascending to the first floor, you will find three substantial double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of daylight. The master bedroom enjoys the added luxury of an ensuite bathroom, and adding the finishing touch to the interior of this impressive residence is a family bathroom suite accompanied by a separate WC. Externally, the property further benefits from a sizable rear garden providing a delightful outdoor space for the whole household to enjoy, consisting of a lawn offering ample room for recreational activities, and a patio area perfect for al-fresco dining. To the front, a driveway accommodates off-road parking.

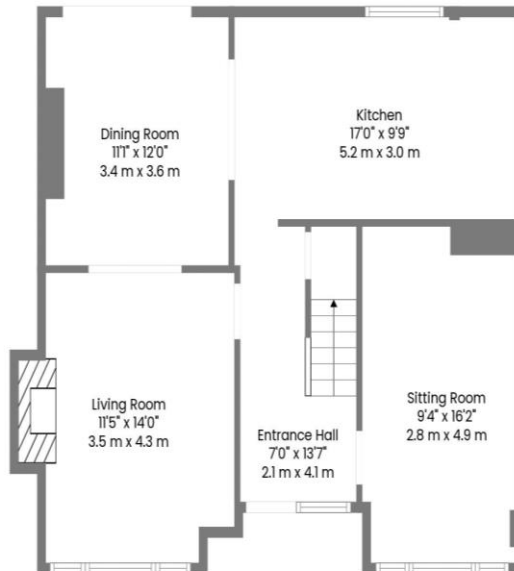
Location

Cressington is in close proximity to the 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. The property is in close proximity to a major highlight of the neighbourhood - the prestigious Grassendale and Cressington Parks. Grassendale and Cressington Parks, begun in 1845 and 1846, respectively, and were the second and third of Aigburth's walled riverside housing developments, remaining an exclusive area with plenty of old world charm along its leafy roads. The Esplanade, which they share, has a fine location with glorious views over the River Mersey and showcases the elegant late Georgian and early Victorian villas. Additionally, features of the Grassendale 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



Floor 2



Floor 1

TOTAL: 1430 sq. ft, 133 m2

FLOOR 1: 728 sq. ft, 68 m2, FLOOR 2: 702 sq. ft, 65 m2

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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.