

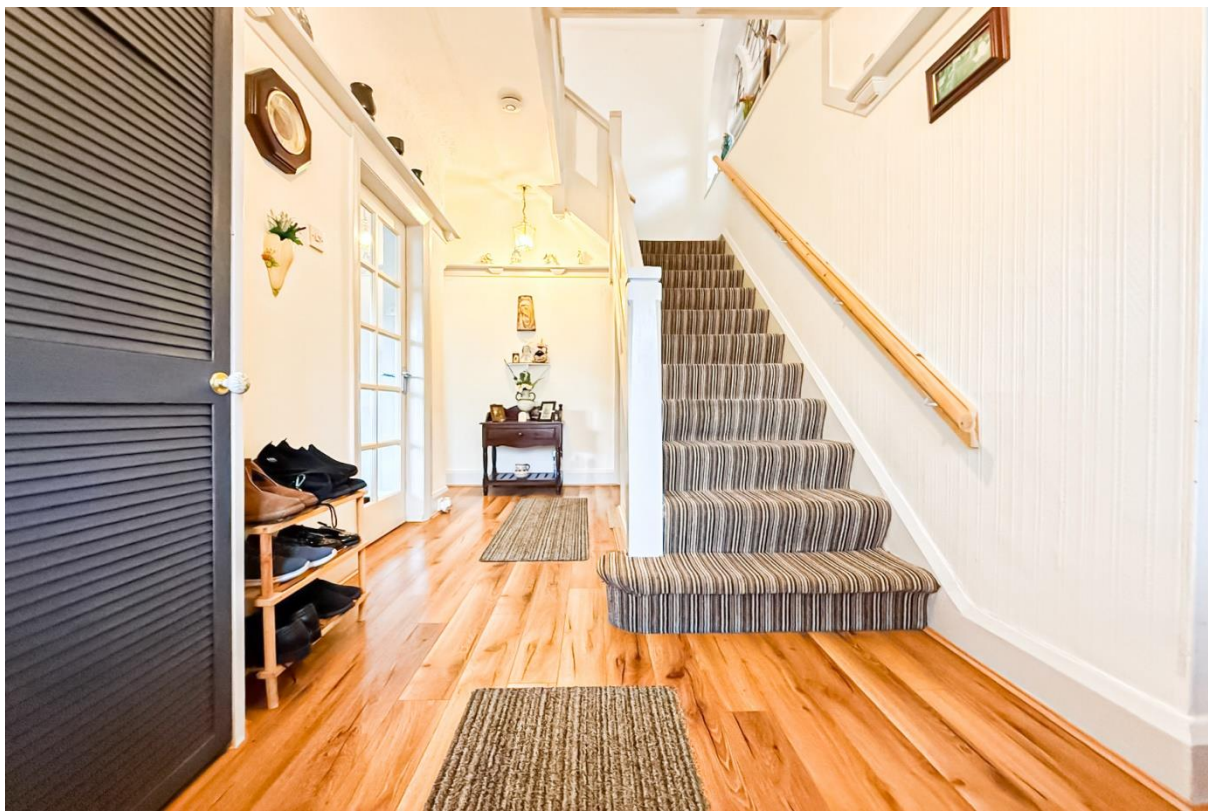


Elder Gardens, Grassendale, Liverpool, L19 9DJ

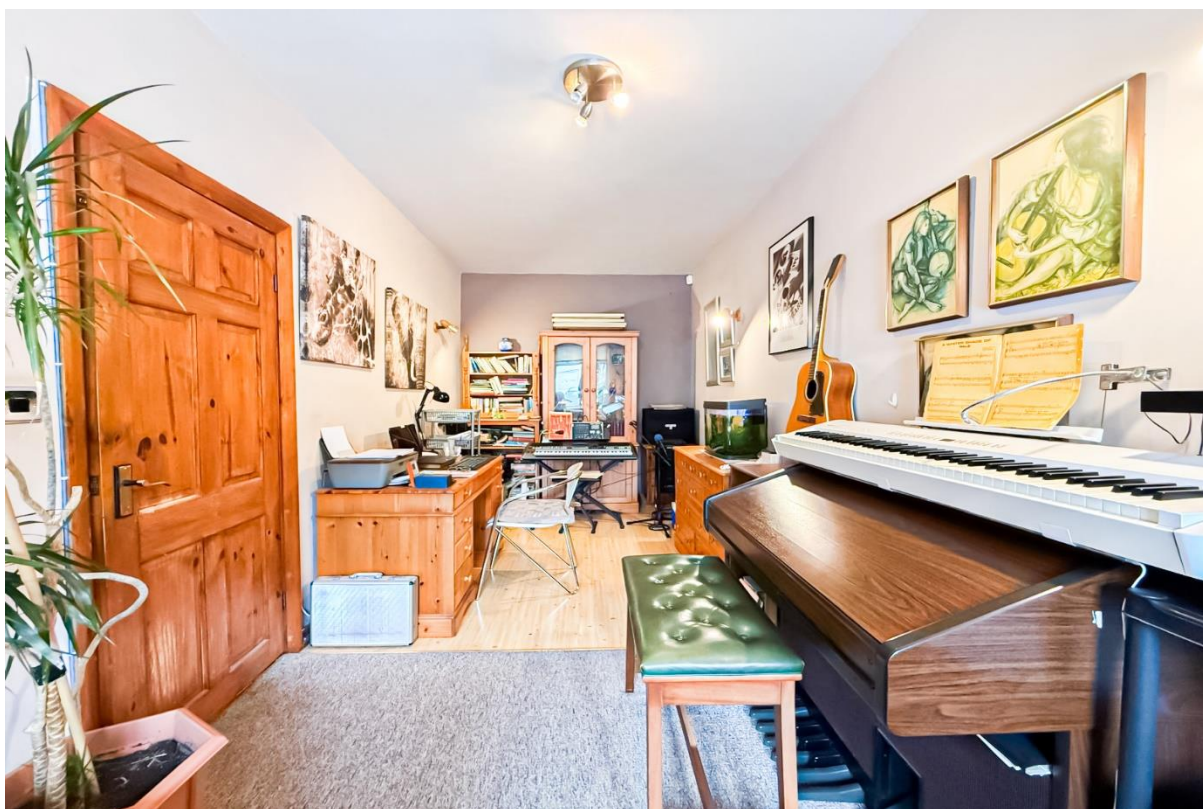
- Traditional Three Bedroom Semi Detached Property
- Generously Proportioned & Bursting With Potential
- Spacious Study Room & Substantial Kitchen Diner
- Ensuite To Master & Three-Piece Family Bathroom
- Envious Location In Desirable Area Of Grassendale
- Entrance Hall & Two Welcoming Reception Rooms
- Three Bright & Generously Sized Double Bedrooms
- Beautifully Maintained Garden & Off-Road Parking



Offers in Excess of £465,500

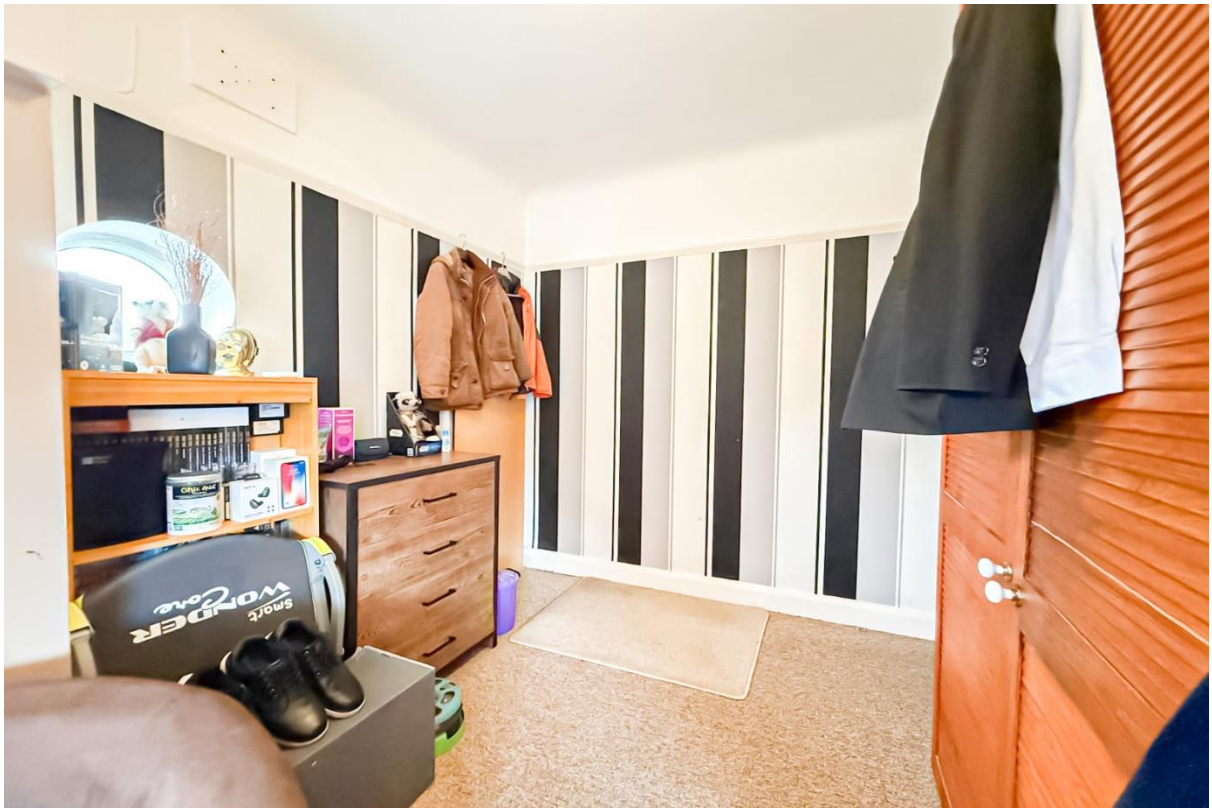


















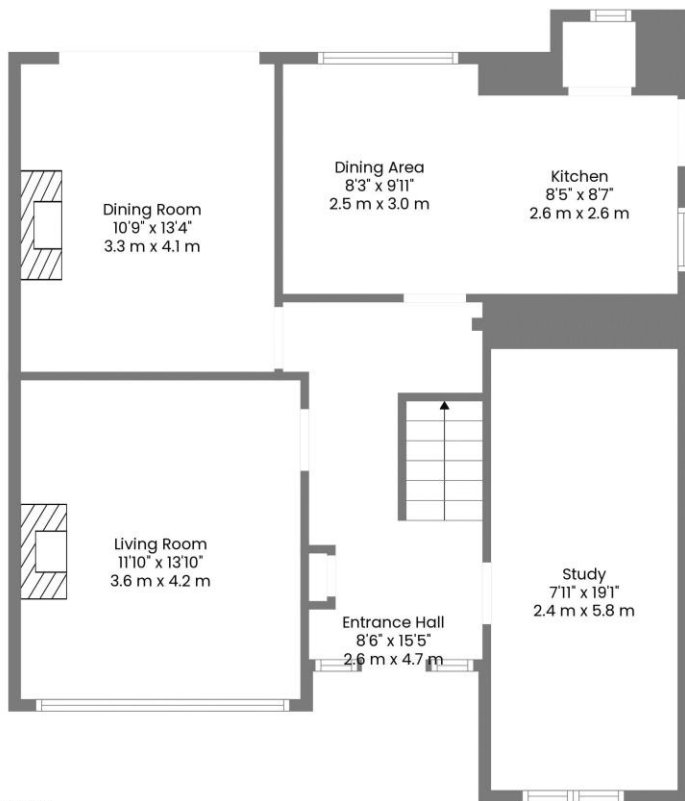
Description

Nestled on Elder Gardens, a peaceful cul-de-sac located in the desirable area of Grassendale, L19, is this impressive three bedroom semi detached residence, presented to the sales market courtesy of appointed agents Move Residential. Boasting an imposing frontage, this property showcases generous and beautifully maintained living proportions throughout, offering exciting scope for modernisation, presenting an opportunity not to be missed for those searching for a forever family home they can put their own stamp on. An inviting entrance hall greets you into the residence, leading through two bright and spacious reception rooms, each presenting welcoming spaces for relaxing and entertaining, with the latter enjoying a set of sliding doors providing views and access out to the rear garden and flooding the space with natural light. Across the hall is a substantial study, ideal for those who work remotely, and concluding the extensive ground floor is a sizable fitted kitchen complete with a breakfast bar and ample room to accommodate a dining table, providing a social setting for enjoying family mealtimes and cooking in company. Ascending to the first floor, you will discover three generously sized double bedrooms, each finished to an excellent standard and receiving plenty of daylight. The extensive master room enjoys the added luxury of a contemporary style ensuite bathroom, and adding the finishing touch to the interior of this remarkable residence is a three-piece family bathroom suite. Externally, the property is further enhanced by a lovingly maintained rear garden which provides a delightful setting for al-fresco dining and entertaining, consisting of an artificial lawn surrounded by decorative greenery borders and a raised patio area. To the front, a driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the spacious proportions and potential that this property has to offer.

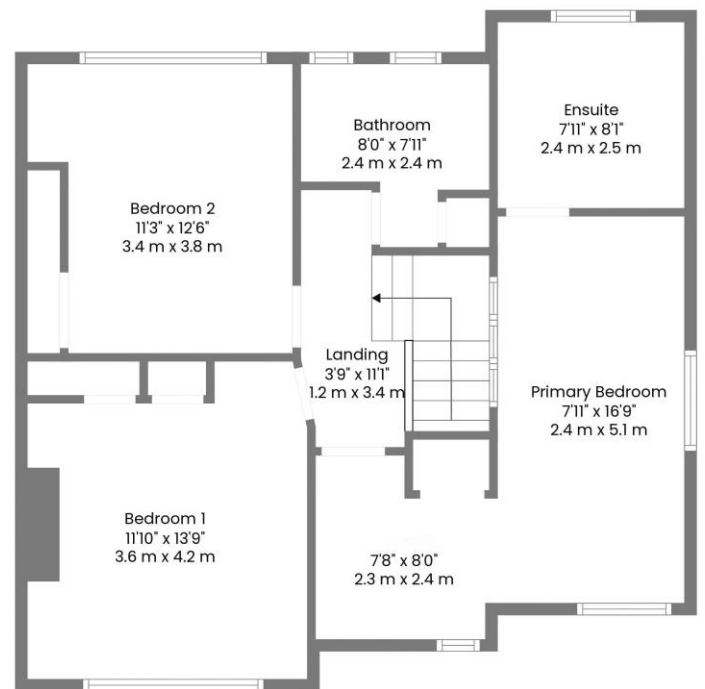
Location

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.

Floor Plan



Floor 1



Floor 2



TOTAL: 1501 sq. ft, 139 m2
 FLOOR 1: 789 sq. ft, 73 m2, FLOOR 2: 712 sq. ft, 66 m2
 EXCLUDED AREAS: WALLS: 120 sq. ft, 11 m2

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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.