



Stratford Road, Grassendale, Liverpool, L19 3RE

- Three Bedroom Semi Detached Property
- Attractive Secondary Reception Room
- Three Well Proportioned Bedrooms
- Off Road Parking to the Front Elevation
- Bright and Spacious Family Living Room
- Fitted Kitchen with Integrated Hob / Oven
- Three Piece Family Bathroom Suite
- Laid to Lawn Garden and Patio to Rear



Offers in Excess of £220,000



















Description

Located in the area of Grassendale, L19 is this three bedroom semi detached property brought proudly to the sales market by Move Residential. Situated on Stratford Road, the property greets you with a bright entry hall that guides you through to a spacious family living room. This inviting space enjoys wonderful high ceilings, a neutral décor with quality carpeting throughout, and a feature fire surround, all lending to the appeal of this welcoming lounge. Furthermore, there is a secondary reception room providing a charming formal dining area. With views and access to the rear garden, this delightful space offers the perfect setting for entertaining and family meal time. Additionally, there is a modern fitted kitchen featuring a range of wall and base units, an integrated hob and oven, and plentiful work surface space. To the first floor, there are two generously sized double bedrooms and a well proportioned single bedroom, each receiving plenty of natural light, with one of the doubles enjoying built in wardrobe and storage space. Completing the property is a three piece family bathroom suite. Externally, there is off road parking in the form of a shared driveway to the front elevation; whilst to the rear there is a large laid to lawn garden with a flagged patio area and garden storage shed.

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.

Entrance Hall -

Double glazed UPVC frosted window to side aspect, radiator, original floorboards, stairs to first floor, dado rail, picture rail

Lounge -12' 0" x 16' 0" (3.67m x 4.87m)

Double glazed UPVC walk in bay window to front side aspect, radiator, picture rail

Dining Room - 11' 4" x 11' 11" (3.45m x 3.63m)

Double glazed UPVC sliding patio doors to rear garden, radiator, living flame gas fire with feature surround, picture rail

Kitchen - 8' 8" x 5' 11" (2.64m x 1.81m)

Double glazed UPVC window to rear aspect, range of wall and base units with rolled edge work surfaces, integrated four ring gas hob with electric oven, extractor hood over, original floorboards, plumbing for washing machine, plumbing for dishwasher, tiled splash backs

First Floor Landing -

Frosted window to side aspect, doors to all rooms, access to loft

Bedroom One - 14' 1" x 11' 3" (4.29m x 3.43m)

Double glazed UPVC window to side aspect, radiator, picture rail

Bedroom Two - 12' 6" x 12' 3" (3.81m x 3.74m)

Double glazed UPVC window to rear aspect, radiator, wood style laminate flooring, fitted wardrobes

Bedroom Three - 11' 3" x 6' 0" (3.43m x 1.82m)

Double glazed UPVC window to front aspect, radiator, picture rail

Bathroom -

Double glazed UPVC frosted window to rear aspect, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, inset ceiling spotlights, tiled splash backs

Exterior -

Rear -

Paved patio area with remainder mainly laid to lawn with plant and shrub borders, pond, garden shed

Front -

Driveway, flagged and landscaped frontage, loose pebble area, plant and shrub borders

Energy Performance Certificate



Dwelling type: Semi-detached house

Date of assessment: 15 June 2016

Date of certificate: 29 June 2016

Reference number:

Type of assessment: RdSAP, existing dwelling

Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

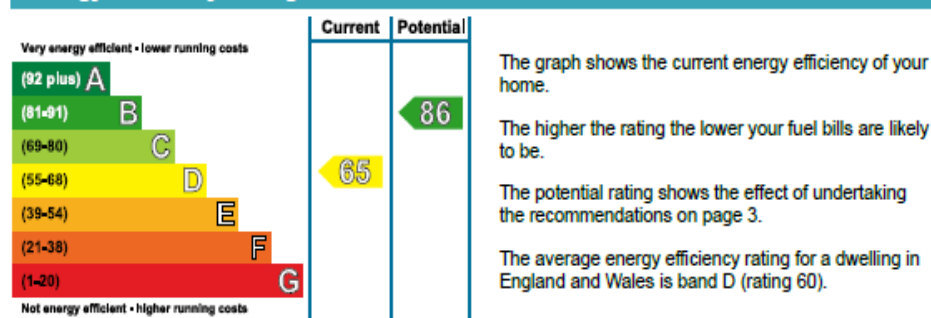
Estimated energy costs of dwelling for 3 years:	£ 2,565
Over 3 years you could save	£ 831

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 2,067 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 330 over 3 years	£ 231 over 3 years	
Totals	£ 2,565	£ 1,734	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



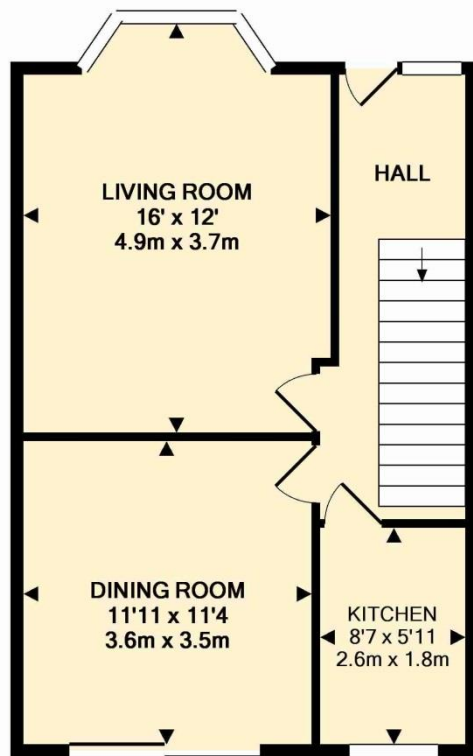
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 612	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 120	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

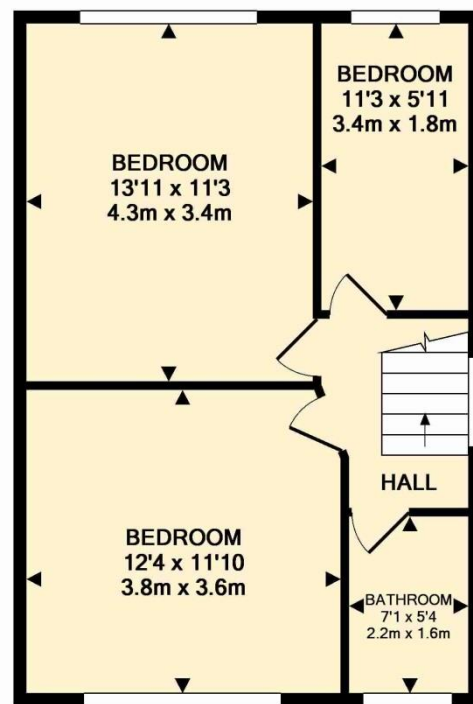
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.