



30 Grasmere Gardens

, Liverpool, L23 0TA

Offers in the region of £325,000



Welcome to this immaculate extended semi-detached home located in the desirable Grasmere Gardens. This charming property boasts a spacious layout, perfect for families or those seeking a comfortable living space.

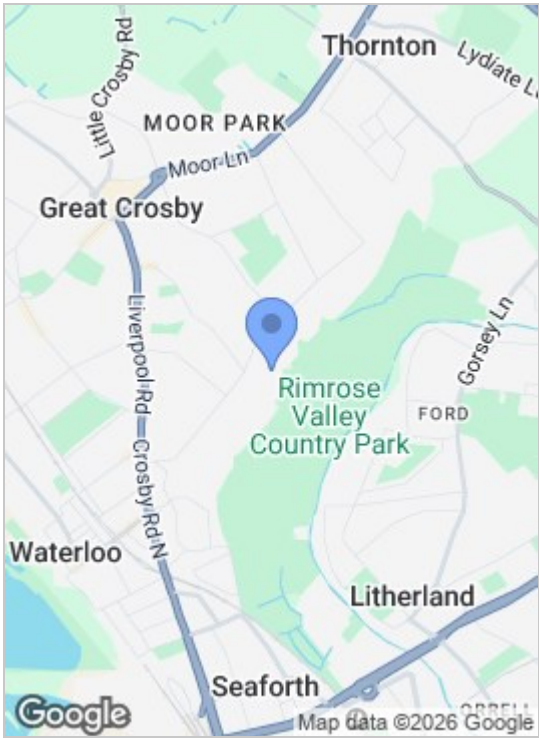
As you enter, you are greeted by a large porch that leads into a generous lounge, featuring dual views that create a bright and inviting atmosphere. The lounge seamlessly connects to the rear kitchen dining area, which is ideal for entertaining or enjoying family meals. An additional seating area provides access to the integral garage, enhancing the practicality of this home. Plus parking for two cars on driveway.

Step outside through the French doors to discover a stunning south-west facing garden, complete with composite decking and a beautifully paved area. This outdoor space is perfect for relaxation and gatherings, and it features a tranquil pond, with the option to purchase a hot tub for added luxury.

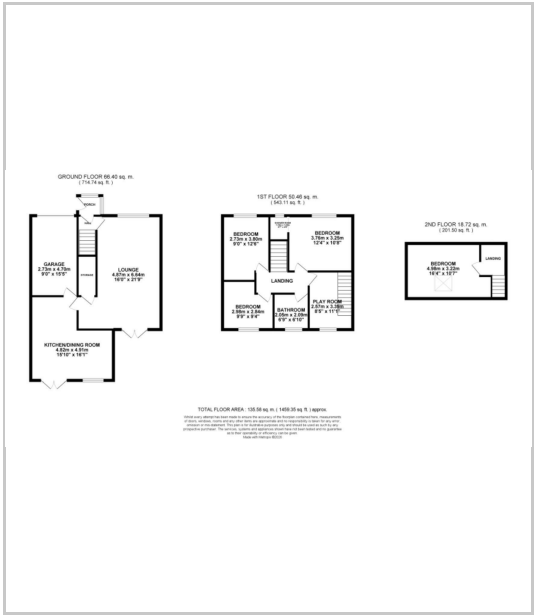
The first floor comprises three well-proportioned bedrooms, ensuring ample space for family or guests. The large family bathroom is complemented by a small ensuite shower in the master bedroom, providing convenience and comfort. Additionally, the converted loft space offers versatile options, whether you desire a playroom for children or a quiet home office.



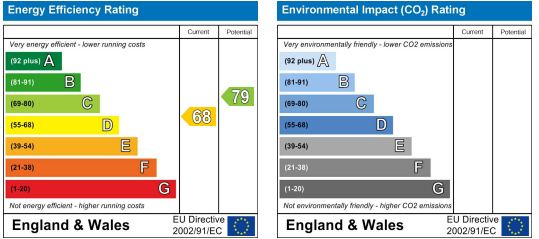
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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