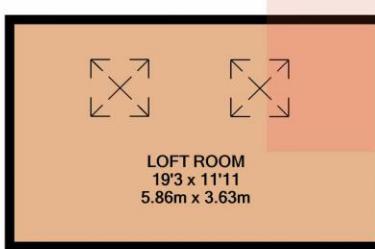
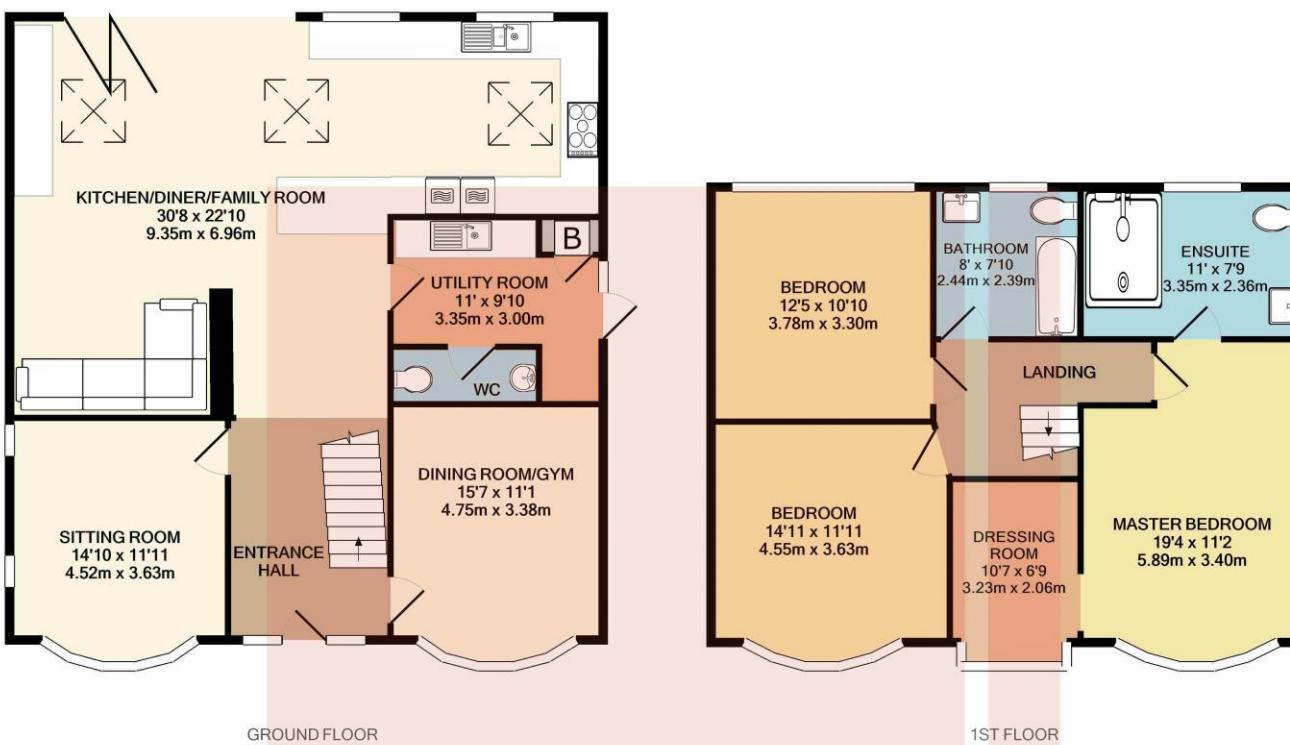
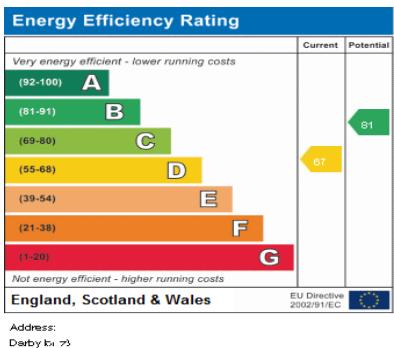


Explore the property...

## EPC & Floor Plans



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Tenure: Freehold

## The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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£650,000

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- Three bedroom detached home
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- Highly desirable location

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- Stunning kitchen/dining/family room
- Master suite with en-suite & dressing room
- Viewing highly encouraged

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## About the property...

This stunning executive three bedroom detached residence is offered for sale by Venmore Estate Agents. Located in the popular Suburb of Grassendale, the immediate area is served by a wide variety of amenities and falls into the catchment area of some of South Liverpool's most in demand schools. This is an ideal purchase for a variety of buyers and offers beautifully presented and well planned out accommodation. In brief, the accommodation comprises; bright and airy entrance hall with tiled floor, to the left hand side is an opulent bay fronted sitting room-ideal for cosy nights or the perfect space to enjoy a book in peace. To the right hand side of the property is a bay fronted dining room which is currently utilised as a gym. Heading to the rear of the property is a true wow factor. The stunning kitchen/dining/family room is the perfect space for entertaining or relaxing as a family. The kitchen is finished to a fantastic specification and boasts a variety of high end integrated appliances including induction hob, double electric oven, coffee machine, microwave, dishwasher, fridge freezer and wine cooler. Finished off with a breakfast bar, corian work surfaces and a range of base units- this is the perfect space for any chef. The area is flooded with natural light by three velux windows and has bi-folding doors enabling this social space to flow into the rear garden. The ground floor accommodation is complete with a utility room and WC. Ascending to the first floor, the landing gives access to three double bedrooms and a three-piece bathroom. The master suite offers a dressing room and opulent en-suite shower room with fabulous walk in shower. The three-piece bathroom offers a real feel of luxury with the mirror doubling up as a television meaning you can unwind in the bath whilst enjoying your favourite TV show. The loft space has also been converted by the current owners with the inclusion of two velux windows making this an ideal space for a playroom or yoga studio. Externally, the property has a block paved driveway offering parking for several vehicles and offers a landscaped rear garden with mature boarders, astro turfed lawn and stone patio area-ideal for alfresco dining. Further benefits to the home include gas central heating, double glazing and each room is networked. Viewing is strongly encouraged to appreciate all this wonderful home has to offer.



## About the location...

This stunning home is located on Darby Road in Grassendale, one of Liverpool's premier and most in demand suburbs. The immediate area boasts a fantastic variety of amenities and falls into the catchment area for some of South Liverpool's most in demand schools. A variety of restaurants, shops, and bars can be enjoyed nearby along Aigburth Road and Booker Avenue. The area also offers fantastic transport facilities via both road and rail.



View more images at  
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