

## North Road, Grassendale, L19



**For Sale - £290,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Detached House
- EPC Rating: D65
- Two Bedroom Detached Coach House
- Sought After & Private Location
- 1x Allocated Off Street Car Parking Space
- Access To Communal Gardens
- No Onward Chain
- High Level Of Specification Throughout
- Modern Fully Fitted Kitchen With Integrated Appliances
- Open Plan Kitchen/Living/Dining Area
- Private Patio Area
- Built In Wardrobes

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 59 square metres / 637 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £30 per calendar month
- Ground Rent: £25 per annum
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/04/1995 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/03/2994 (approx)
- Lease Term Remaining: 968 year(s) (approx)
- Service Charge: £30 per calendar month
- Ground Rent: £25 per annum
- Leasehold Information: We are advised that the vendor is currently in the process of extending the lease to 999 years and the lease permits pets and sub-letting.

### Description

Atlas Estate Agents welcome to the sales market this beautifully presented two bedroom detached coach house. Boasting an allocating parking space,



private patio area and use of beautiful communal gardens. Set in the sought after residential area of Grassendale, L19.

This lovely property briefly comprises, open plan living/dining with stunning window shutters, integrated appliances in the modern fitted kitchen boasting granite work surfaces. To the first floor, there is a landing with Velux roof window and storage, two bedrooms benefitting from window shutters also and a modern family bathroom.

Viewing highly recommended to really appreciate this charming property.

## Additional Images



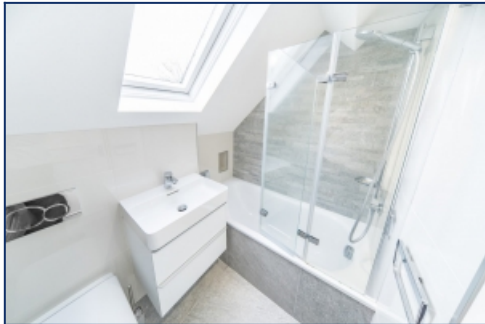
Reception



Kitchen



Bedroom 1



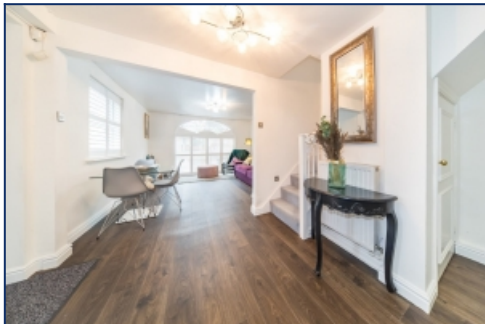
Bathroom



Reception



Reception



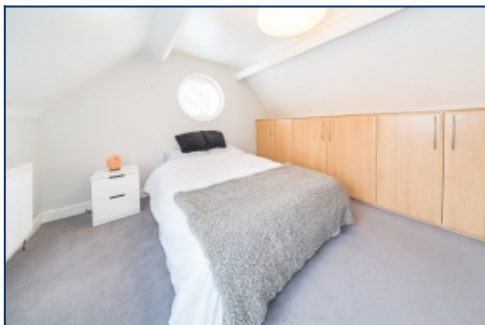
Reception



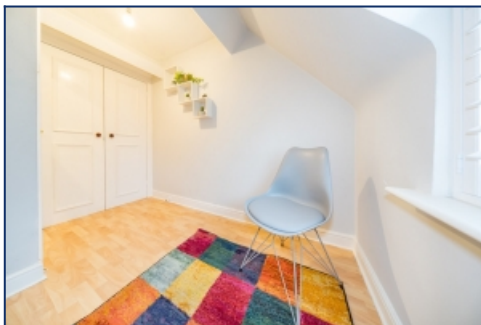
Kitchen



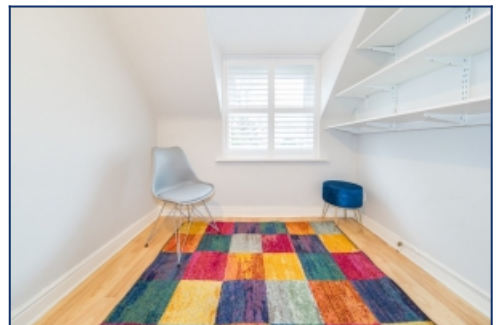
Bedroom 1



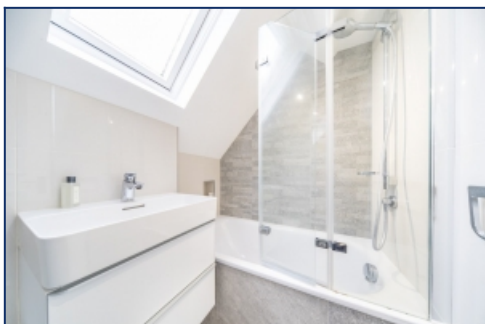
Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Communal



Front Elevation

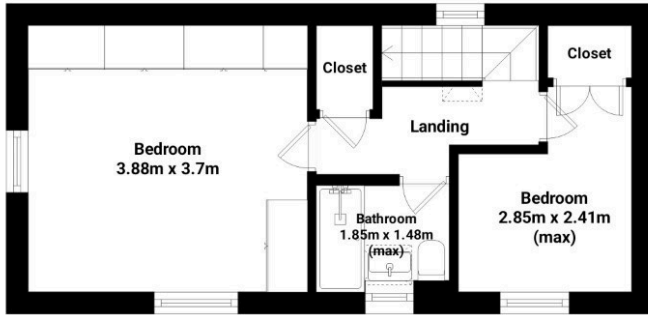


Communal Gardens

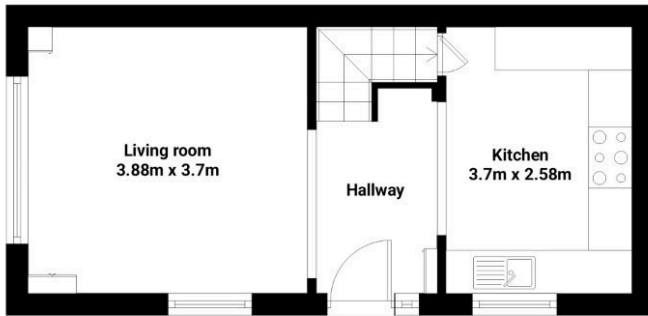


Communal Gardens

## Floor Plans



First floor  
Area: 29.11 m<sup>2</sup>



Ground floor  
Area: 30.04 m<sup>2</sup>

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