

Lochryan Road, Grassendale, L19



For Sale - £280,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E
- No Onward Chain for a Smooth Purchase
- Excellent Potential for Personalisation or Development
- Spacious Lounge with Feature Fireplace and Bay Window
- Charming Dining Room with Feature Fireplace and Garden Access
- Well-Proportioned Kitchen with Ample Space
- Convenient Under-Stair Storage
- Two Generous Double Bedrooms, Master with Bay Window
- Versatile Third Bedroom, Ideal for Home Office or Child's Room
- Family Bathroom with Bath and Overhead Shower
- Expansive Garden and Private Driveway

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 972 square feet / 90 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

Description

This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

A Promising Opportunity in the Heart of Grassendale – A Home with Endless Potential

Atlas Estate Agents are delighted to present this three-bedroom semi-detached home on Lochryan Road, Grassendale, L19—an exciting opportunity for buyers looking to create their perfect living space. Offered with no onward chain, this property is ready for transformation, allowing you to personalise and develop it to suit your vision.

Arranged over two floors, the home boasts spacious accommodation throughout, beginning with a welcoming reception room, complete with a feature fireplace and a charming bay window, filling the space with natural light. The separate dining room, also featuring a fireplace, enjoys direct access to the garden, making it an ideal setting for entertaining. The well-proportioned kitchen offers ample space for redesign, while a useful under-stair storage area adds to the practicality of the home.

Upstairs, you'll find two generous double bedrooms, with the master benefitting from a large bay window, alongside a versatile third bedroom, perfect for a home office or nursery. The family bathroom is complete with a bath and overhead shower, offering a functional space ready for modernisation.

Externally, the property enjoys an expansive garden, providing ample opportunity for landscaping or potential extension (subject to planning). A private driveway ensures convenient off-road parking.

In need of work throughout, this property presents an excellent opportunity for those eager to add value and craft a home tailored to their taste. With its prime location in Grassendale and fantastic potential, this is a chance not to be missed.

Enquire today to arrange a viewing and explore the possibilities!

Additional Images



Dining Room



Hallway



Kitchen



Landing



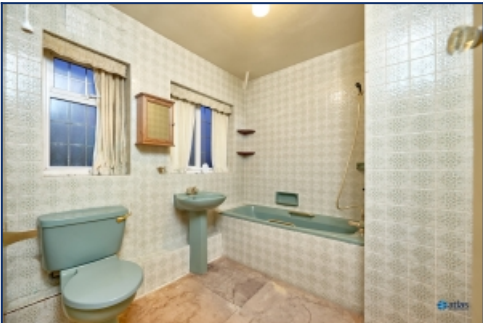
Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Garden

Floor Plans



These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.