

## Lochryan Road, Grassendale, L19



**For Sale - £500,000 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: E
- Offered for Sale with No Onward Chain
- Beautifully Refurbished Throughout
- Extended Kitchen/Living Area Featuring a Vaulted Ceiling with Two Skylight
- Newly Installed Modern Fitted Kitchen
- Separate Utility Area
- Contemporary Downstairs Shower Room
- Two Double Bedrooms Plus a Versatile Third Bedroom
- Newly Fitted Modern Family Bathroom
- Private Driveway Accommodating Three Cars
- Spacious, Non-Overlooked Rear Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,265 square feet / 118 square metres
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Description

Please Note: The Local Authority is to confirm the Council Tax banding for this property, and formal confirmation will be provided prior to the exchange of contracts. It is currently understood that the banding will be either Band D or Band E.

Tucked away on the leafy residential stretch of Lochryan Road in the ever-popular suburb of Grassendale, L19, this beautifully refurbished semi-detached home is brought to the market by Atlas Estate Agents and is offered for sale with no onward chain. Thoughtfully updated and extended, it blends modern comforts with a warm, welcoming feel—perfect for growing families, professionals, or anyone seeking a move-in-ready home in a sought-after location.

Set across two well-planned floors, the accommodation unfolds gracefully from the moment you step inside. To the front, a bright and airy reception room offers a lovely spot for quiet evenings or relaxed hosting, while a second reception room flows seamlessly into the impressive extended kitchen/living area. This striking space forms the hub of the home, featuring a vaulted ceiling with two skylights and elegant bifold doors that open out to the garden, creating a wonderful indoor-outdoor connection. A newly installed modern fitted kitchen and separate utility area add both style and practicality, while the contemporary downstairs shower room completes the ground floor.

Upstairs, you'll find two generous double bedrooms along with a versatile third bedroom—ideal as a home office, nursery, or dressing room. The



accommodation is served by a newly fitted modern family bathroom, finished to a high standard to ensure a sense of luxury day to day.

Outside, the property continues to impress. A private driveway provides parking for two to three cars, while the spacious, non-overlooked rear garden offers a peaceful retreat—perfect for summer dining, children’s play, or simply enjoying the tranquillity of the setting.

Stylish, extended, and ready to welcome its next owners, this exceptional home is not to be missed.

Additional Images



Garden



Hallway



Lounge



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



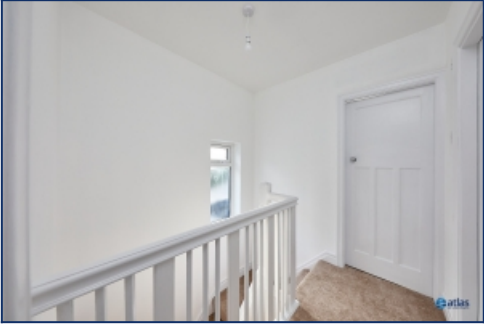
Kitchen / Dining / Living Area



Downstairs Bathroom



Utility Room



Landing



Bedroom



Bedroom



Garden



Garden



External

Floor Plans



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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.