

## North Road, Grassendale Park, Grassendale, L19



**For Sale - £900,000 Guide Price**

### Key Features

- 6 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Very Rarely Available and Offered for the First Time to the Market, This Impressive and Substantial Detached Residence Is Set Within a Highly Sought-After Private Park on the Banks of the River
- Set Back from the Road Behind a Generous Driveway Accommodating Up to Five Vehicles, Creating a Grand Approach
- Welcoming, Spacious and Light-Filled Entrance Hall with Convenient Ground Floor Wc
- Large Garage Accessible Both Internally and from the Front of the Property
- Dining Room with Enclosed Storage, Opening Through to a Bright Living Area with Garden Views and Direct Access
- Expansive Living Room Leading Into a Sizeable, Light-Filled Kitchen with Original Features
- Separate Utility Room Discreetly Positioned Off the Kitchen, with Access to the Garden Via a Side Pathway
- Beautifully Maintained, Private Rear Garden with Abundant Greenery, Patio, and Outdoor Seating Area, Not Overlooked
- Upstairs Holds Five Generously Sized Bedrooms, Including a Principal Bedroom with En-Suite, Along with a Modern Family Bathroom, All Set Off a Spacious and Bright Landing with a Large Window
- Perfectly Positioned Close to Cressington Station, Providing Convenient Commuter Access and Superb Connectivity

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 213 square metres / 2,290 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Parking: On Street, Driveway
- No. of Parking Spaces: 5
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Gas), Fridge/Freezer, Washing Machine

### Description

Brought to market by Atlas Estate Agents, this substantial six-bedroom detached residence on North Road, Grassendale Park, L19, is offered for sale with no onward chain and represents a rare opportunity in a highly sought-after location.

Set back from the road behind a generous driveway with parking for up to five vehicles, the property offers a striking first impression and a sense of privacy. A welcoming, light-filled entrance hall with ground floor WC sets the tone for the spacious accommodation arranged over two floors.

There are two well-proportioned reception rooms, including a dining room with built-in storage that flows into a bright living area overlooking the garden with direct access outside. An expansive second lounge leads through to a sizeable kitchen, retaining charming original features, complemented by a separate utility room with convenient side access to the rear garden.

The first floor provides six generously sized bedrooms, including a principal suite with en-suite facilities, alongside a modern family bathroom. A spacious landing with a large window enhances the sense of light throughout.

Externally, the beautifully maintained rear garden is private and not overlooked, featuring mature greenery, a patio and seating areas ideal for outdoor living. A large garage, accessible internally and externally, completes this impressive home, perfectly positioned close to Cressington Station for excellent commuter links.

## Additional Images



Bedroom Two



Rear Elevation Of Property & Garden



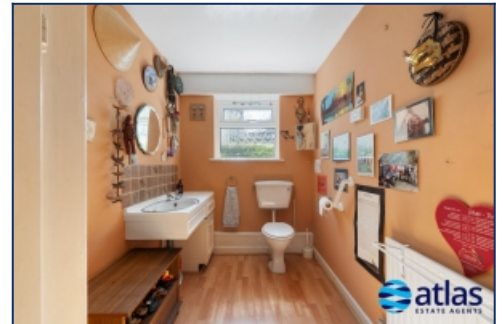
Front Elevation Of Property & Driveway



Front Elevation Of Property



Hallway/Entrance



Downstairs Wc



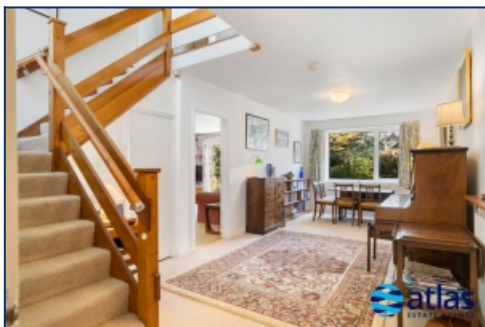
Living Space



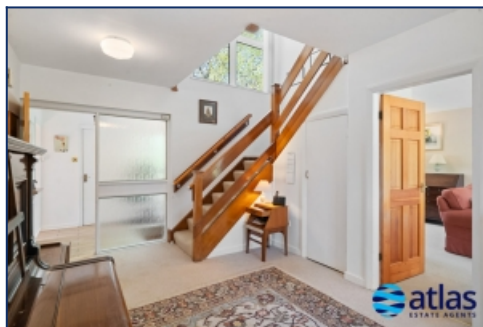
Living Space



Dining Space



Dining Space/Stairwell



Dining Space/Stairwell



Kitchen



Kitchen



Utility Space



Garage Space



Landing



Landing



Bedroom One



En-suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bedroom Five



Bedroom Five

