

## Southbank Road, Grassendale, L19



**For Sale - £330,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D62
- Beautifully Presented & Extremely Well Maintained Throughout
- Modern Fitted Kitchen and Bathroom
- Surrounded by Quality Local Schools
- Integrated Garage
- Extremely Well Kept Front and Back Gardens
- Hive Heating System
- Feature Stained Glass Windows
- Fitted Bedroom Furniture
- Driveway Parking for 2x Cars
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Gated, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

AN EXTREMELY WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE BENEFITING FROM OFF STREET CAR PARKING AND GARDENS TO THE FRONT AND REAR.

Situated in Grassendale, a small yet popular south Liverpool suburb and home to many useful amenities including Liverpool South Parkway Train Station, Long Lane Sports Complex and a municipal library. Neighbouring suburb Speke, encompasses Liverpool John Lennon Airport, New Mersey Retail Park and Speke Hall. Speke Hall is a wood-framed wattle-and-daub Tudor manor house and is one of the finest surviving examples of its kind. St Mary's Road is a popular main road running through Grassendale and features a diverse selection of wine bars, coffee shops and independent businesses. Grassendale is also home to good schools including Gilmour Southbank School and can be within the catchment area of St Margaret's Academy. It offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front reception room, rear living room, extended kitchen / diner and access to an integrated garage. To the first floor there are 2 double bedrooms, a single bedroom and a family bathroom. Externally there is a block paved driveway providing off road parking for two cars and to the rear there is a large garden benefiting from lawn and patio area with gazebo.

The property also benefits from double glazing, gas central heating and may original period features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

# Room Details

## Hallway

Wood laminate flooring, meter cupboards and feature glazed stained glass windows.

## Front Living Room

4.48 x 3.43 metres (14' 9" x 11' 4")

Wood laminate flooring, radiators, bay window to the front aspect, electric fire and chimney breast.

## Rear Sitting Room

4.06 x 3.32 metres (13' 4" x 10' 11")

Carpet flooring, windows to the rear, door providing access to rear garden, radiator and original gas Victorian feature fireplace.

## Kitchen

4.62 x 3.00 metres (15' 2" x 9' 11")

Range of wall and base units, tiled floor and splashback, window to the rear aspect, Bosch electric hob and oven, extractor hood, stainless steel sink with mixer tap, wine cooler, washing machine, dishwasher, door providing access to the garage, and open plan aspect to conservatory/dining room.

## Conservatory/ Dining Area

3.56 x 2.64 metres (11' 9" x 8' 8")

Tiled floor, two radiators, blinds and French doors providing access to the rear garden.

## Bedroom One

4.48 x 3.14 metres (14' 9" x 10' 4")

Bay window to the front aspect, carpet flooring, fitted wardrobes and radiator.

## Bedroom Two

4.05 x 3.34 metres (13' 4" x 11' 0")

Radiator, carpet flooring, TV, fitted wardrobes and window to the rear aspect.

## Bedroom Three

3.06 x 2.16 metres (10' 1" x 7' 2")

Window to the front aspect, fitted bedroom furniture, carpet flooring and radiator.

## Bathroom

2.76 x 2.11 metres (9' 1" x 7' 0")

Frosted window to the side aspect, W.C, laminate flooring, part tiled walls, cupboard housing boiler, chrome towel radiator, pedestal hand wash basin, free standing shower cubicle with Aqualisa shower and vanity mirror.

## Garage

4.85 x 2.42 metres (15' 11" x 8' 0")

Fitted with alarm, electricity and running water, storage space above, up and over door from driveway and access to kitchen.

## External

To the front of the property there is a gated block paved driveway providing parking for two cars and the original sandstone wall and entrance posts. To the rear there is large and well maintained garden with mature boarders, original sandstone wall to the rear, patio with gazebo and lawn area. There is also security lighting to the front and rear.

## Landing

Large double glazed stained glass window to the side aspect, carpet flooring and access to the loft, which is fully insulated and boarded with lighting and access ladder in place.

# Additional Images



Garden



Feature Stained Glass Window



Rear Sitting Room



Entrance



Hallway



Rear Sitting Room



Kitchen



Kitchen



Dining Room



Bedroom Two



Bedroom Two



Living Room



Bedroom One



Bedroom Three



Bathroom



Patio



Garden



Garden



Rear Elevation



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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.