

## Lovelace Road, Grassendale, L19



## For Sale - £330,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Bright and Spacious Lounge with a Large Bay Window and Feature Fireplace
- Versatile Dining/Reception Room with Patio Doors Leading to the Garden
- Flexible Room Off the Kitchen - Ideal as a Utility Room or Additional Dining Space
- Convenient Downstairs W.C.
- Newly Fitted, Modern Kitchen with Ample Storage and Generous Worktop Space
- Two Generously-Sized Double Bedrooms - Master Featuring a Large Bay Window - Third Bedroom Ideal for a Home Office or Child's Room
- Separate Upstairs Shower Room and W.C.
- Expansive Rear Garden with a Patio Area, Perfect for Outdoor Entertaining
- Double Glazing Throughout and Gas Central Heating with a Brand-New Boiler
- Private Driveway with Space for Two Cars

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,109 square feet / 103 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this delightful semi-detached house on Lovelace Road, Grassendale, L19, offers a perfect blend of modern convenience and versatile living space. Spread over two spacious floors, the property is being sold with no onward chain, providing an ideal opportunity for those looking to make a swift and smooth purchase.

You're welcomed by a bright and spacious lounge, featuring a stunning large bay window that floods the room with natural light, and a charming feature fireplace, creating a cosy atmosphere for relaxing or entertaining. Adjacent to this, the versatile dining/reception room boasts patio doors that lead directly out to the expansive rear garden, perfect for hosting summer gatherings or enjoying quiet mornings with a coffee in hand.

The newly-fitted, modern kitchen offers ample storage and generous worktop space, making it a functional and stylish heart of the home. Just off the kitchen, a flexible room presents options as a convenient utility area or an additional dining space, while the downstairs W.C. adds extra practicality to the ground floor layout.

Upstairs, the property features two generously-sized double bedrooms, with the master bedroom benefitting from a large bay window, and a third, smaller bedroom that would make an ideal home office or child's room. Completing the upper floor is a separate shower room and W.C., providing added convenience for family living.

Outside, the expansive rear garden offers both a large patio area for alfresco dining and a lawned space ideal for children or pets. To the front, the private driveway provides off-street parking for two cars, ensuring ease of access and security.

With double glazing throughout and gas central heating powered by a brand-new boiler, this home promises warmth and efficiency year-round. Don't miss the chance to make this charming property your own.

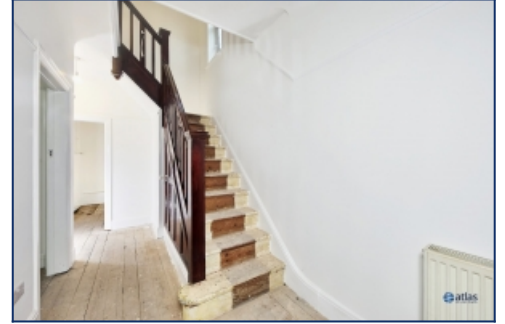
## Additional Images



Garden



Wet Room



Hallway



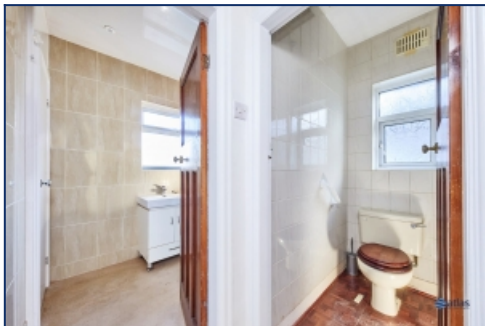
Downstairs W.c



Dining Room / Utility Room



Landing



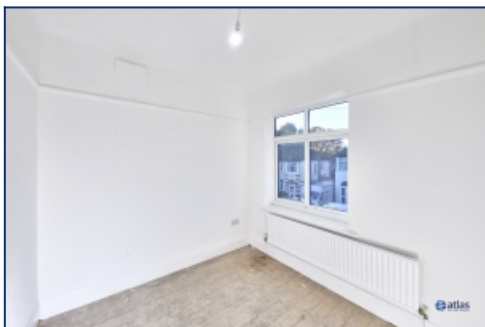
Upstairs W.c



Bedroom One



Bedroom Two

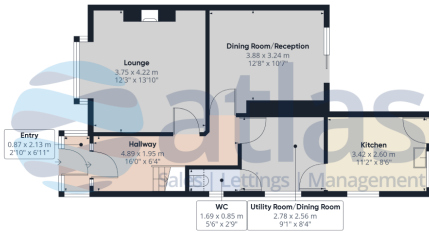


Bedroom Three



Garden

## Floor Plans



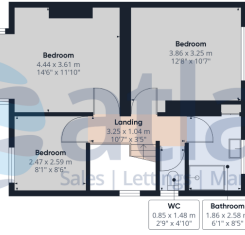
Approximate total area\*  
 103 m<sup>2</sup>  
 1108.68 ft<sup>2</sup>  
 Reduced headroom  
 6.37 m<sup>2</sup>  
 43.16 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
 Below 1.9 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GSM/FE340



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