



**Darby Road, Grassendale**  
Liverpool

**£595,000**



- Impressive Four Bedroom Semi Detached Residence
- Located In Favoured Residential Area Of Grassendale
- Generous & Impeccably Presented Living Proportions
- Entrance Hall & Two Spacious Front Reception Rooms
- Open Plan Kitchen/Living/Dining Space, Utility & WC
- Three Substantial Double Bedrooms & Large Single
- Ensuite To Master & Luxury Four-Piece Bathroom Suite
- Fantastic Garden To Rear & Ample Off-Road Parking

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

# Darby Road

Grassendale, Liverpool

This impressive four bedroom semi detached residence, located on Darby Road in the highly favoured residential area of Grassendale, L19, is proudly presented to the sales market by appointed agents Move Residential. The property boasts an imposing frontage and offers a wealth of versatile living space within which has been thoughtfully designed to meet the needs of modern living. Showcasing contemporary and immaculately finished interiors throughout, this promises to make a wonderful forever home for an extremely lucky family.

Upon entering the residence, you are greeted by an inviting entrance hall leading through to a bay-fronted family lounge which is flooded with natural light and enjoys plush carpeting, presenting a welcoming space to relax and unwind. This is followed by a second substantial living space which flows seamlessly through to the showstopping open plan kitchen diner, creating the ultimate setting for social living, perfectly suited to enjoying family mealtimes and entertaining on a grander scale. Impeccably presented, this space enjoys attractive wood style flooring throughout, two sets of French doors providing seamless access out to the rear garden, and skylights above illuminating the room in daylight. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a centre island which incorporates a breakfast bar, offering the ideal spot for more casual dining.



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Accessed from the kitchen is a well-equipped utility room and continuing through you will find an additional reception room, ideal for use as a playroom or home office, and concluding the extensive ground floor is a convenient WC.

Ascending to the first floor, you will discover three generously sized double bedrooms and a well-proportioned single room, each beautifully presented, with the double rooms further enjoying fitted wardrobes. The master bedroom enjoys the added luxury of a contemporary style ensuite featuring a walk-in shower unit, and completing the interior of this spectacular home is a deluxe four-piece family bathroom suite boasting chic patterned flooring and a claw-foot bathtub.

Externally, the property is further enhanced by a substantial rear garden which provides a fantastic outdoor space for the whole household to enjoy. A lawn offers plenty of room for recreational activities, whilst a raised decking area presents a serene setting for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking.





















