



33 Grangewood Close, Liverpool, Merseyside L37 2FE

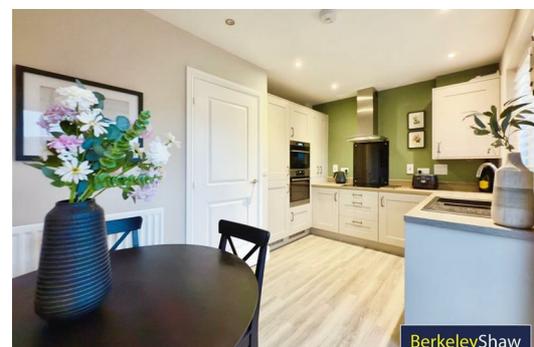
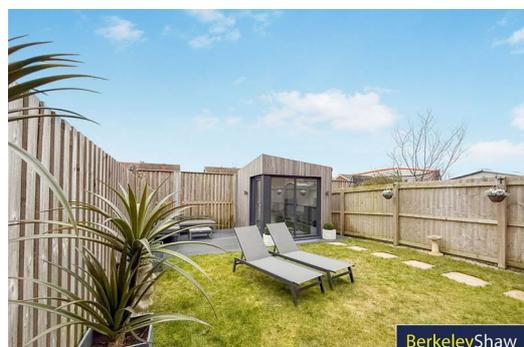
Asking Price £250,000

This nearly new house, built in 2021 (5 years NHBC remaining) presents an excellent opportunity for those seeking an IMMACULATE modern and comfortable living space. With the current owners having enhanced this home to include fitted wardrobes, bespoke plantation shutters and boarded the loft space to provide additional storage a impressive GARDEN OFFICE with internet, electric and lighting.

With TWO well-proportioned DOUBLE EN-SUITE bedrooms this property is ideal for small families, couples, or individuals looking for a serene retreat. With a cycle path in close proximity and walks to popular coastal village of Hightown.

The house boasts a spacious lounge, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary kitchen/dining room design and layout ensure that the space is both functional and inviting. There is a spacious downstairs WC off the entrance hall at the front. Outside is a good-sized family friendly grass lawned garden and composite decking area. The garden office is a flexible space which could be a home gym, office chill out space for older children.

This end terrace property has an enviable position at the end of the quiet close. PARKING is a breeze with driveway spaces for two vehicles, a valuable asset in today's busy world. The location itself is a delightful blend of the Sefton coastline and accessibility of Formby with its excellent schools and many amenities. Only 25 minutes direct train line for Liverpool City Centre this is a attractive choice for those who appreciate the beauty of suburban life while remaining close to the amenities of the city.



Hall
 Downstairs WC
 Lounge
 Kitchen/Diner
 Bedroom 1
 En-suite
 Bedroom 2
 En-suite
 Garden Office/Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(12-20) F			
(1-11) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The layout, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency you be given.
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