BerkeleyShaw

# 32 Grasmere Road, Liverpool, L31 6BX

Asking Price £300,000

A Spacious & Stylish 5-Bedroom Family Home with South-Facing Garden

Set on a sought-after residential road popular with families, this beautifully extended five-bedroom semi-detached home offers generous accommodation, modern finishes, and outstanding outdoor space — perfect for growing families and those who enjoy entertaining.
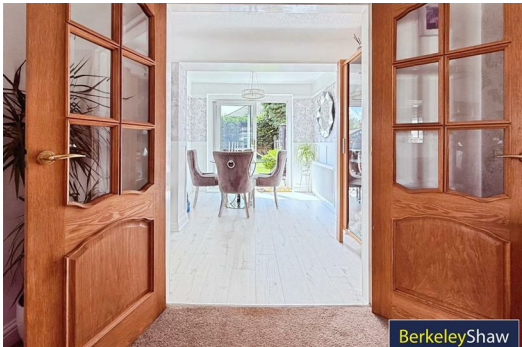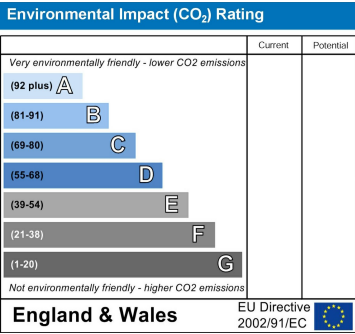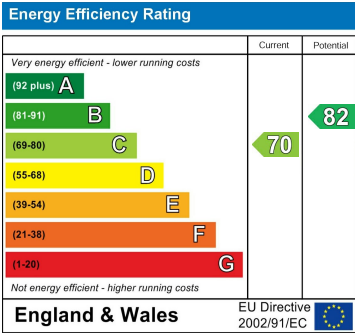
To the front, the property benefits from a gated driveway providing secure off-street parking. Step inside to a stylish entrance hall, featuring a newly installed oak and glass balustrade staircase — a lovely contemporary touch.

The ground floor offers a bright and airy lounge, flowing seamlessly into the dining area via a wide opening. Large sliding patio doors lead directly onto the sun-soaked, decked patio — ideal for al fresco dining and summer barbecues. The south-facing garden also features a well-maintained lawn, making it perfect for children and pets to play.

The crisp, white B&Q kitchen — fitted just three years ago — includes an eye-level oven and integrated appliances and striking geometric-tiled cushion flooring, blending functionality with a fresh, modern look. Additionally, the converted garage provides two ground-floor bedrooms, offering flexibility as guest rooms, a home office, or playrooms.
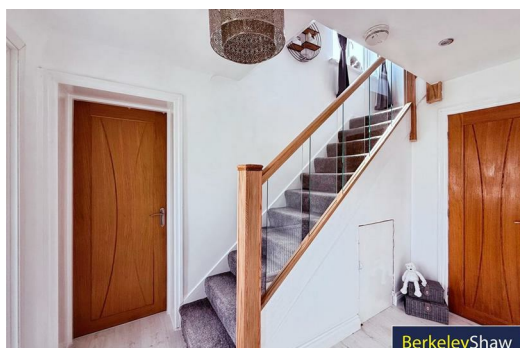
Hall

Lounge

Dining Room

Kitchen

Landing

Bedroom 4
SINGLE to the ground floor.

Bedroom 5
SINGLE to the ground floor

Bedroom 1
DOUBLE

Bedroom 2
DOUBLE

Bedroom 3
SINGLE

Bathroom

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.

BEDROOM 5
11'3" x 7'7"
3.4m x 2.3m

KITCHEN
25'0" x 15'1"
7.6m x 4.6m

DINING ROOM
11'5" x 8'9"
3.5m x 2.7m

BATHROOM
8'6" x 7'3"
2.6m x 2.2m

BEDROOM 2
11'11" x 11'2"
3.6m x 3.4m

DOWN

LANDING

CUPBOARD CLOAKROOM

BEDROOM 4
10'9" x 8'0"
3.3m x 2.4m

HALLWAY

UP

LOUNGE
20'9" x 11'2"
6.3m x 3.4m

BEDROOM 3
7'0" x 5'11"
2.1m x 1.8m

BEDROOM 1
12'10" x 11'3"
3.9m x 3.4m

TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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