



## 32 Grasmere Road, Liverpool, L31 6BX

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, require multiple HOME OFFICES 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 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.

Upstairs, you'll find two spacious double bedrooms and a further single — all beautifully presented. The family bathroom is well-appointed with a full-sized bath, overhead shower, WC, and a sleek vanity unit with built-in storage.

- Extended 5 Bedroom Semi-Detached
- SOUTH Facing Garden with Grass Lawn and Decked Patio
- New Kitchen 3 Years ago
- New Oak and Glass Staircase
- Fitted Wardrobes to 4 Bedrooms
- Insulated Boarded Attic with Pull Down Ladder
- Close to Excellent Schools
- New Shed to Rear
- New Plastering & Flooring throughout

**Asking Price £290,000**

## 32 Grasmere Road, Maghull, Liverpool, L31 6BX

Hall

Lounge

Dining Room

Kitchen

Landing

**Bedroom 4**

SINGLE to the ground floor.

**Bedroom 5**

SINGLE to the ground floor

**Bedroom 1**

DOUBLE

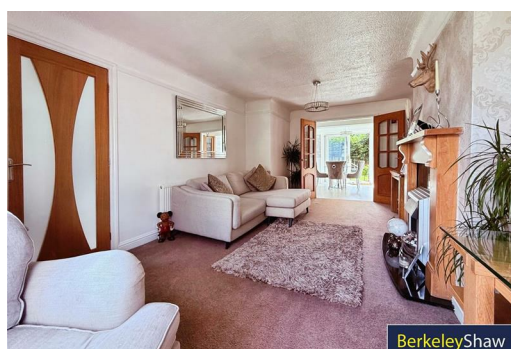
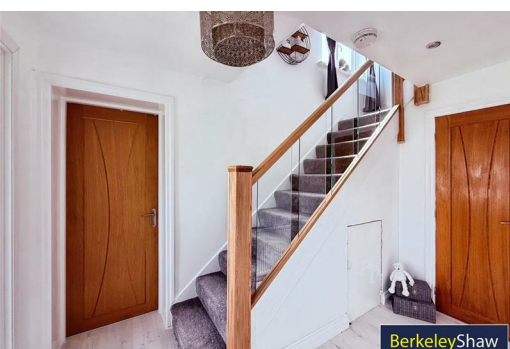
**Bedroom 2**

DOUBLE

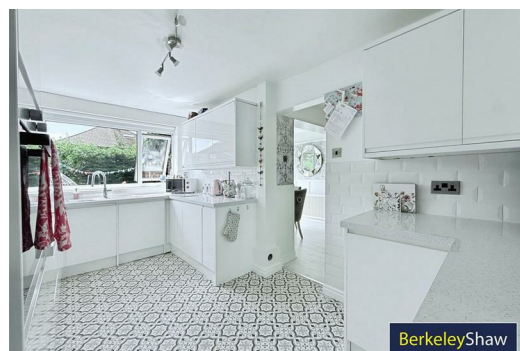
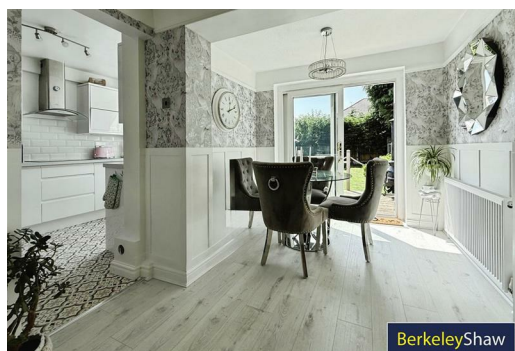
**Bedroom 3**

SINGLE

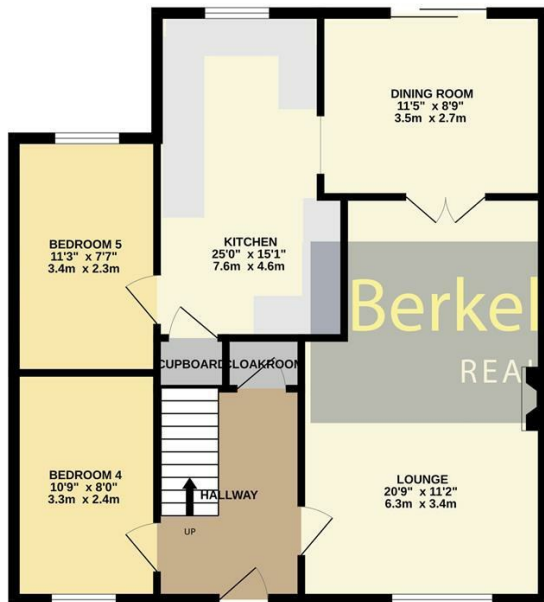
**Bathroom**



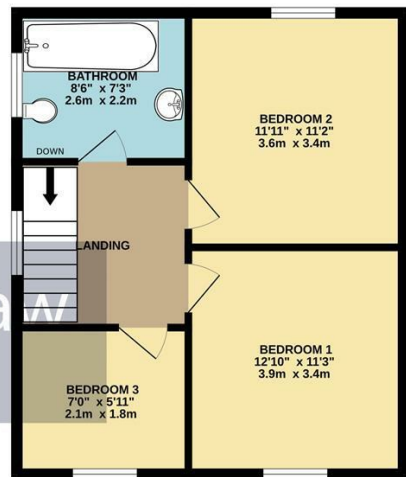




GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



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



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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