



## 97 Grange Lane

Gateacre, Liverpool, L25 4SA

**Offers over £550,000**



Nestled in the charming area of Gateacre, Liverpool, this delightful detached house on Grange Lane offers a perfect blend of comfort and potential. With four spacious bedrooms, this property is ideal for families seeking a serene environment. The three well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that every family member has their own area to unwind.

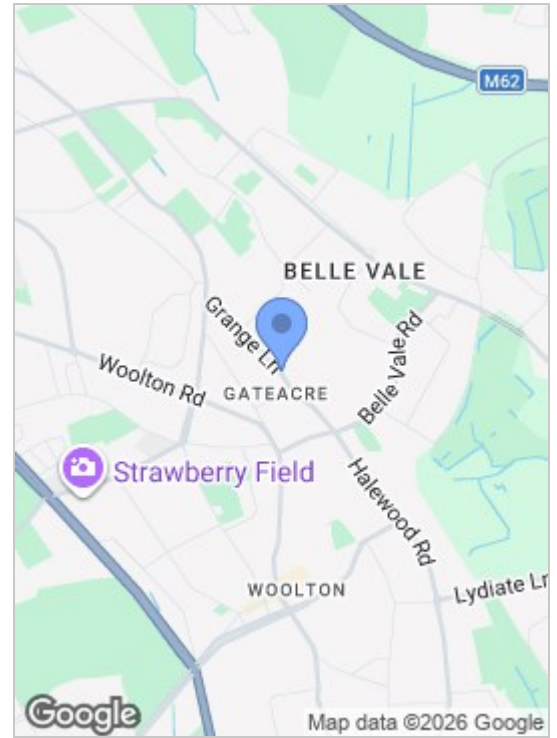
The house boasts a large and secluded rear garden, a true haven for outdoor enthusiasts and those who enjoy gardening or simply wish to bask in the sun. This expansive outdoor space presents an excellent opportunity for extension, allowing you to tailor the property to your specific needs and desires.

Convenience is at your doorstep, with excellent local schools nearby, making it an ideal location for families with children. Additionally, the property is within walking distance to the picturesque villages of Gateacre and Woolton, where you can enjoy a variety of shops, cafes, and community amenities.

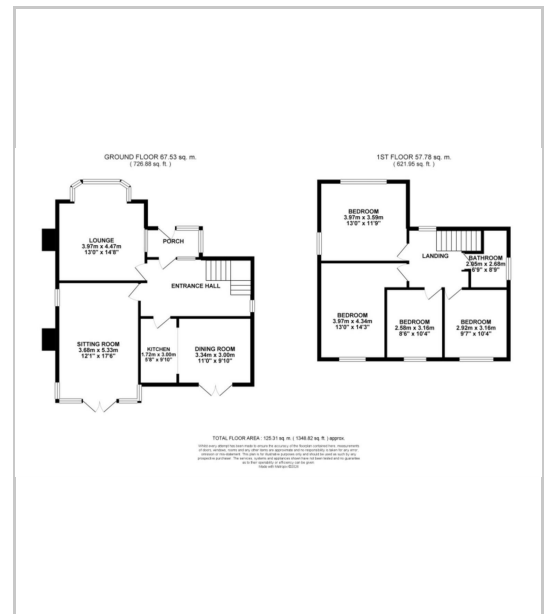
For those with vehicles, the driveway offers off-road parking, providing both security and ease of access. This home is not just a property; it is a lifestyle choice, combining the tranquillity of suburban living with the vibrancy of village life. Whether you are looking to settle down or invest in a promising opportunity, this house on Grange Lane is a must-see.



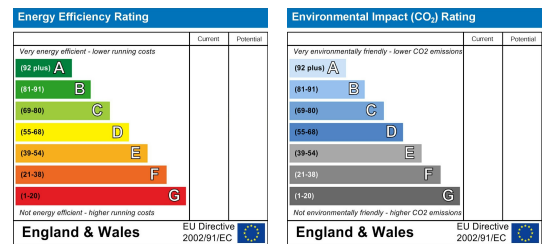
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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