



**BerkeleyShaw**

## 16 Garston Old Road, Liverpool, L19 9AF

**£350,000**

Welcome to this beautifully renovated three-bedroom home on Garston Old Road. This fantastic home perfectly blends modern style with cosy charm. The current owners have transformed this property, creating an impressive open-plan kitchen diner/living space, ideal for contemporary family living.

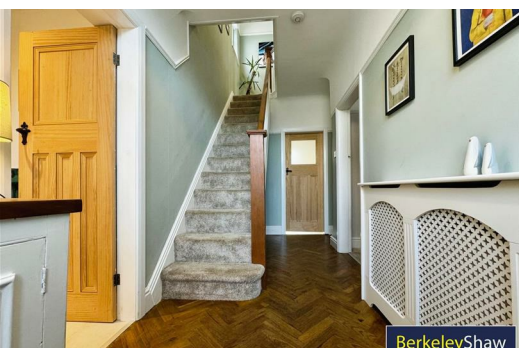
Step inside to a welcoming entrance hall, leading to a convenient WC and a cosy front living room, complete with a feature log-burning stove—perfect for relaxing evenings. At the heart of the home is the stunning rear kitchen diner, boasting a central island, bi-folding doors, and two skylights that flood the space with natural light. This stylish kitchen is fitted with a range of integrated appliances, making it as functional as it is beautiful. A handy utility room with fitted storage and a combi boiler completes the ground floor.

Upstairs, a spacious landing provides access to three well-proportioned bedrooms and a modern family bathroom, designed to a high standard.

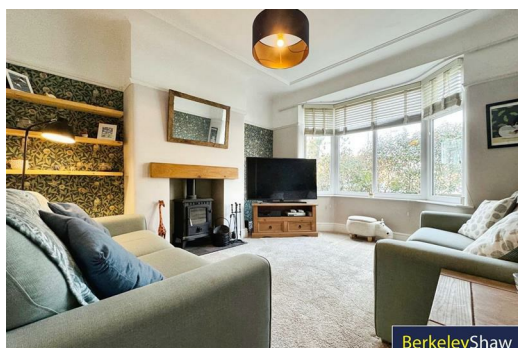
Externally, the property offers driveway parking to the front, while the spacious rear garden provides the perfect outdoor retreat. Featuring a patio area, mature borders, a lawn, and a charming summer house, this garden is ideal for entertaining or unwinding in the sunshine.

Further benefits to the property include gas central heating & double glazing.

This exceptional home is ready to move into—don't miss your chance to view! Contact us today to arrange a viewing.



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## Entrance hall

Parquet flooring, radiator, stairs to first floor & composite front door.

## WC

Double glazed window, WC, basin, part tiled walls, towel radiator & spotlights.

## Sitting room

Double glazed windows to bay, radiator & log burning stove.

## Kitchen diner/living room

UPVC bifolding doors, double glazed window, 2 x sky lights, range of wall & base units, Belfast sink, integrated dishwasher, oak effect work tops, 2 x radiators, laminate flooring, central island with breakfast bar & spotlights.

## Utility room

UPVC double glazed door to side elevation & windows, radiator, storage & combi boiler.

## Landing

Double glazed window, loft access with pull down ladder & laminate flooring.

## Bedroom 1

Double glazed window, radiator & storage cupboard.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

2 x double glazed windows, tiled floor, tiled walls, bath with glass screen & electric shower, basin, WC, towel radiator & spotlights.

## Externally

Driveway parking to front. Rear garden with patio area, lawn, mature borders, summer house & gated side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and equipment shown may not be in place and no guarantee is given as to their operability or efficiency can be given. Made with Hoxpox 12/20



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