



## Avocet Avenue, Garston, L19 7AD

- Fantastic Three Bedroom Detached Property
- Generously Proportioned and Modern
- Impressive Open Plan Kitchen Diner
- Ensuite to Master & Family Bathroom
- Located in the Popular Area of Garston
- Entrance Hall, Family Lounge & WC
- Three Spacious Double Bedrooms
- Garden to Rear, Garage & Driveway



Offers Over £350,000

















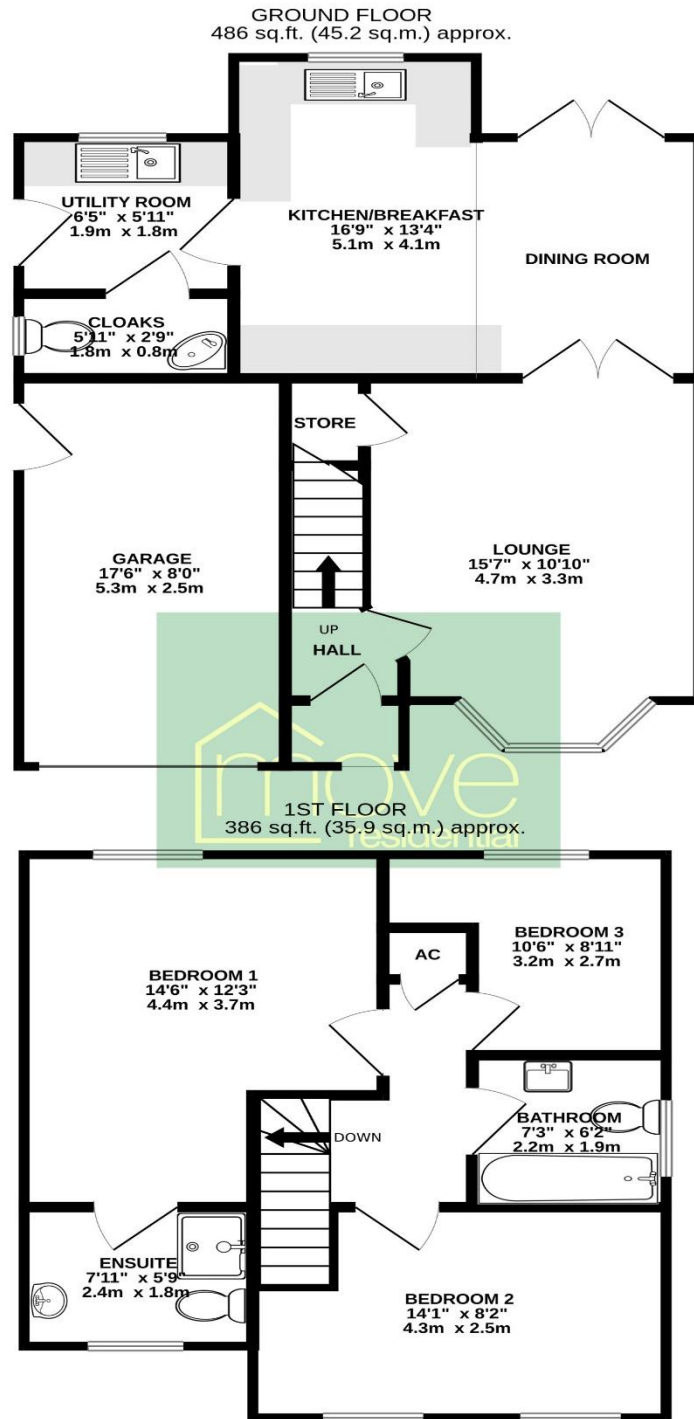
## **Description**

Located on Avocet Avenue in the popular residential area of Garston, L19, is this fantastic three bedroom detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Set on a spacious plot, this property boasts generous living proportions and is well maintained throughout, certain to provide the perfect family home for a lucky buyer. An inviting entrance hall greets you into the property, leading into a bright and welcoming family lounge, which follows seamlessly onto the impressive open plan kitchen diner. The kitchen features an array of modern base and wall units along with complementary worktops offering plentiful surface space, and integrated appliances. There is ample room for a substantial dining table, ideally positioned in front of the french doors which offer views and access out to the rear garden, flooding the space with natural light. Completing the ground floor is a convenient WC and utility room. Venturing to the first floor, you will find three generously sized and delightfully presented double bedrooms, one currently in use as an office space. The master bedroom enjoys access to an ensuite shower room, and concluding the interior of the property is a contemporary style three piece family bathroom suite. Externally, to the rear of the property, there is a large lawned garden, along with a patio area ideal for alfresco dining and entertaining. The property further benefits from a driveway to the front providing off road parking, as well as a garage accommodating additional storage space.

## **Location**

Garston is in close proximity to the expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Located close to the City boundary with Knowsley, Garston is home to Liverpool South Parkway railway station, a major new interchange station opened in 2006. Trains operate at regular intervals to the city centre, Southport, Manchester and Birmingham. Garston offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.

# Floor Plan



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.