



## Calthorpe Street, Garston, L19 1RE

- Two Bedroom Mid Terrace Property
- Spacious and Beautifully Presented
- Double Bedroom and Large Single
- Well Maintained Enclosed Yard to Rear
- Located in Popular Area of Garston
- Through Lounge and Modern Kitchen
- Family Bathroom Suite and Loft Room
- Ideal Property for First Time Buyers



£190,000



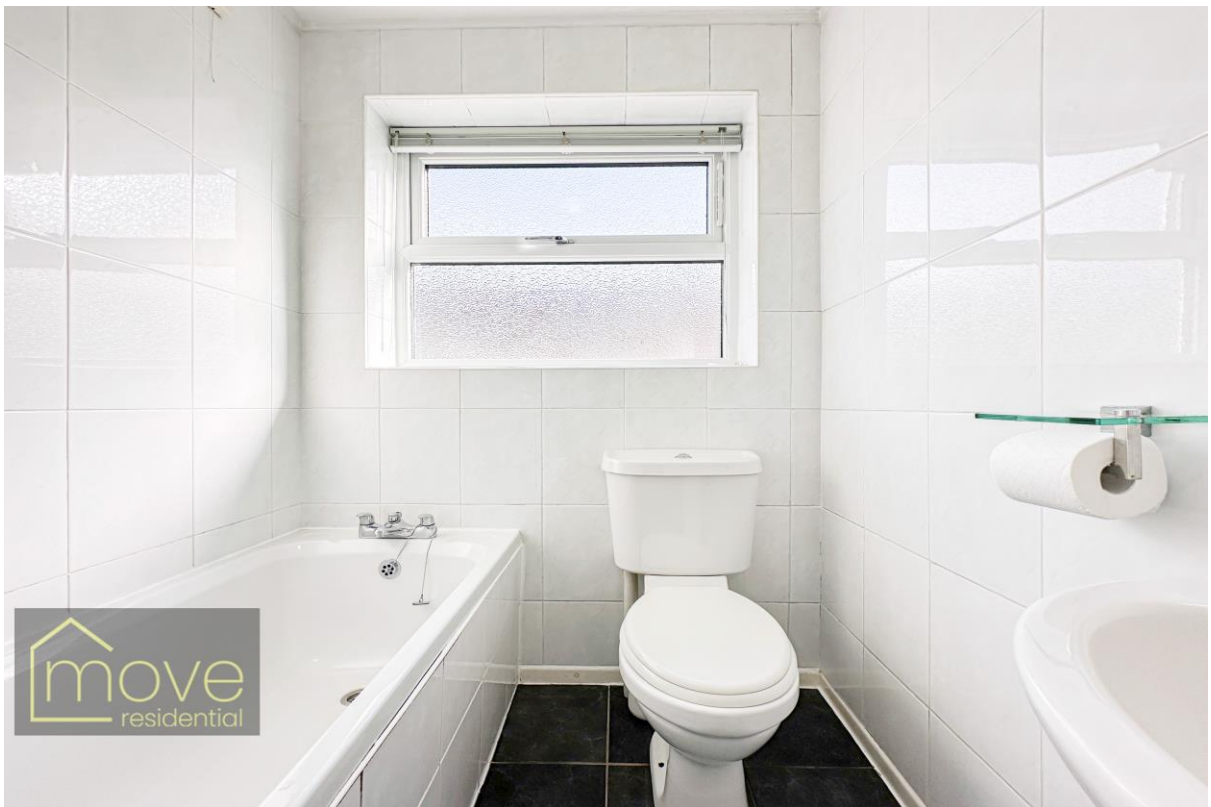
















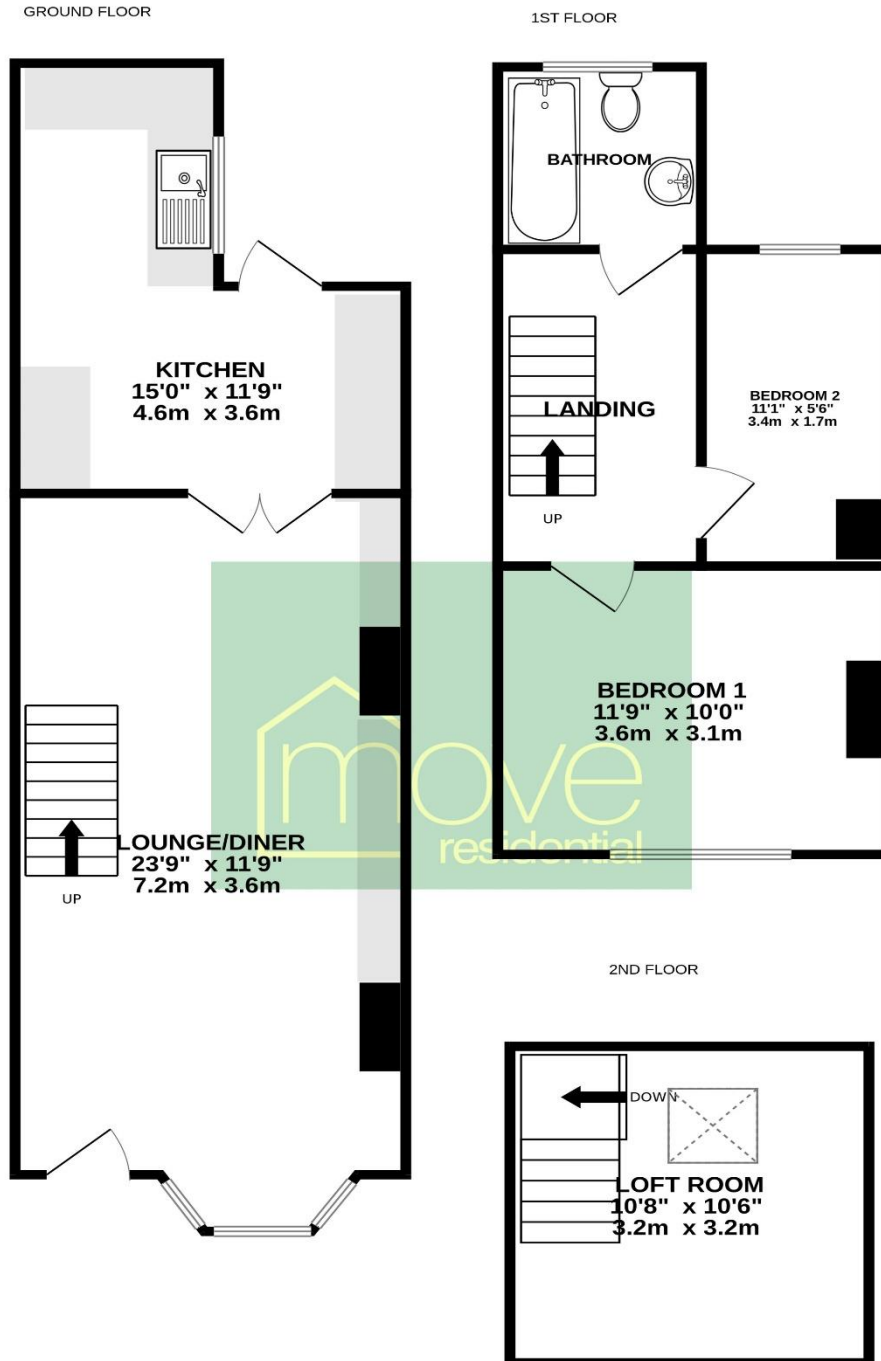
## **Description**

Move Residential are delighted to bring to the sales market this lovely two bedroom mid terrace home located on Calthorpe Street in the popular residential area of Garston, L19. Boasting an attractive frontage, with deceptively spacious living proportions and well presented interiors within, this is an opportunity not to be missed for first time buyers looking to get on the property ladder. Entering the property, you are immediately greeted by a spacious and welcoming through lounge, bathed in natural light courtesy of the bay window. With wood effect flooring and a tasteful neutral decor, this space has both a stylish and comfortable feel. This flows seamlessly onto the modern kitchen which is complete with an array of fitted wall and base units, plentiful work surface space, and a breakfast bar. Ascending to the first floor, you will find a generously sized double bedroom and a well proportioned single room, both finished to a high standard, along with a contemporary style three piece family bathroom suite. At the pinnacle of the property is a spacious loft room, illuminated in daylight courtesy of the skylights above. Externally, the property further benefits from a well maintained enclosed yard to the rear, providing the ideal spot for alfresco dining.

## **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. 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 : 799sq.ft. (74.2 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		
81-91	B		84 B
69-80	C		
55-68	D	58 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.