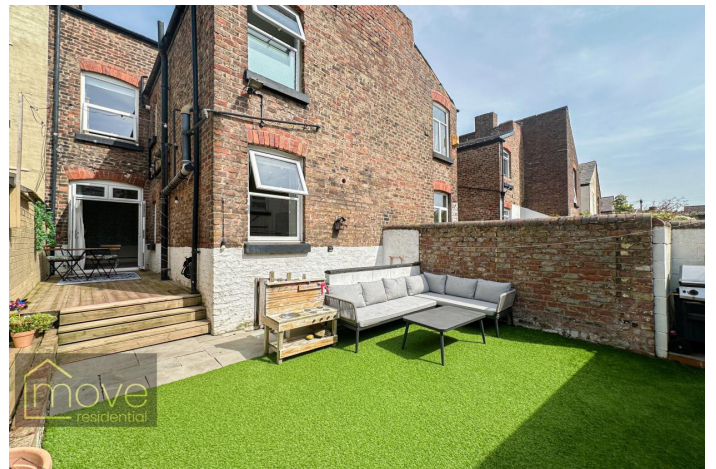




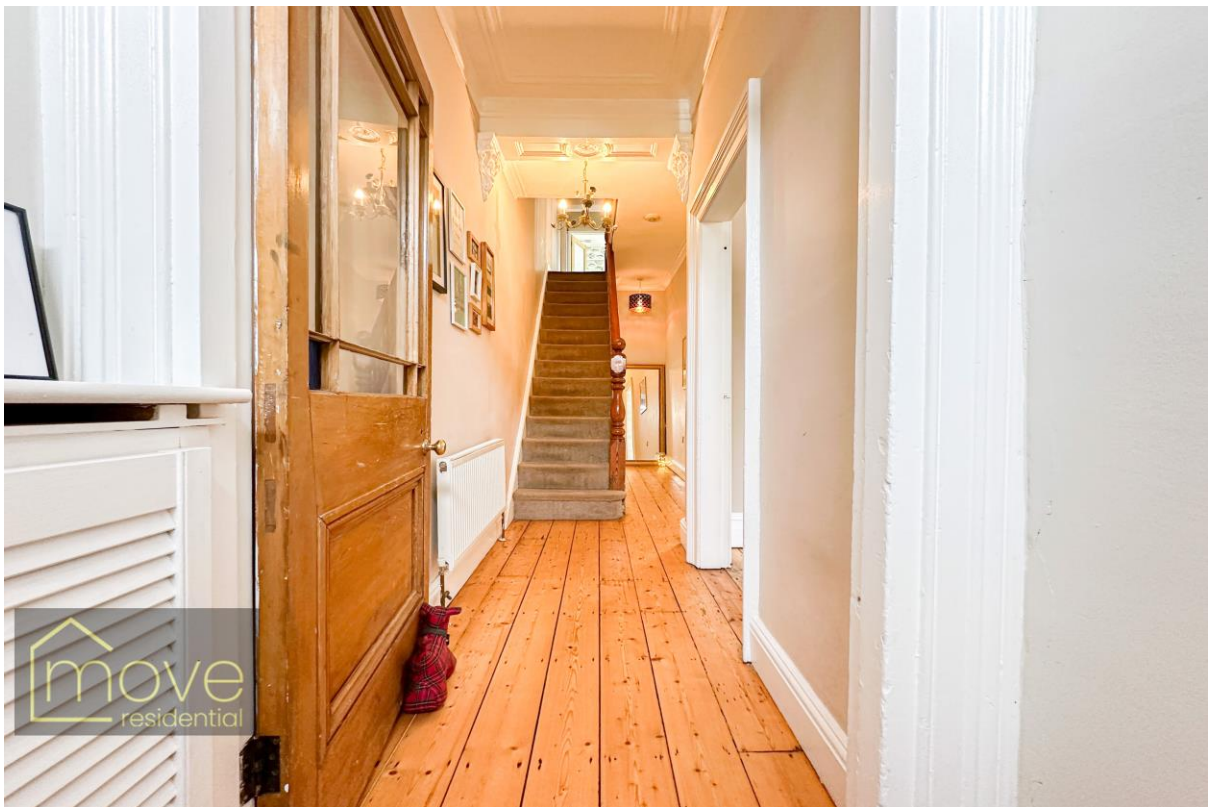
## Island Road, Garston, L19 6PA

- Beautiful Four Bedroom Townhouse Property
- Full of Charm with Plenty of Original Features
- Modern Fitted Kitchen & Spacious Basement
- Three Piece Bathroom Suite & Separate WC
- Located in Popular Residential Area of Garston
- Entrance Hall & Two Inviting Reception Rooms
- Four Substantial Double Bedrooms & Study
- Well Maintained Courtyard Garden with Patio



£350,000























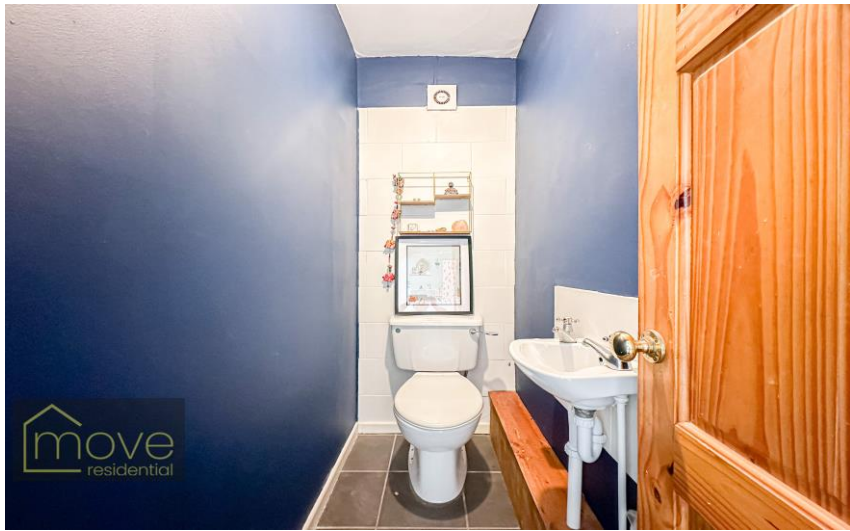
















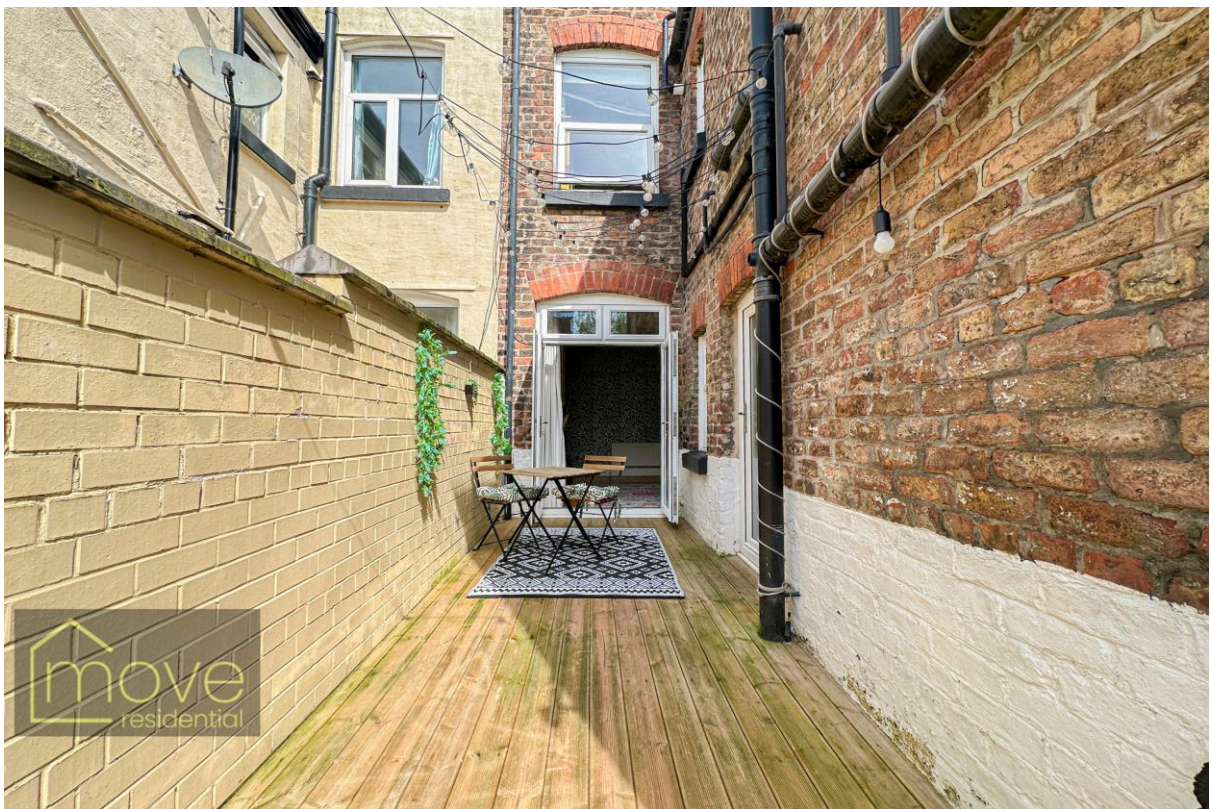


















## **Description**

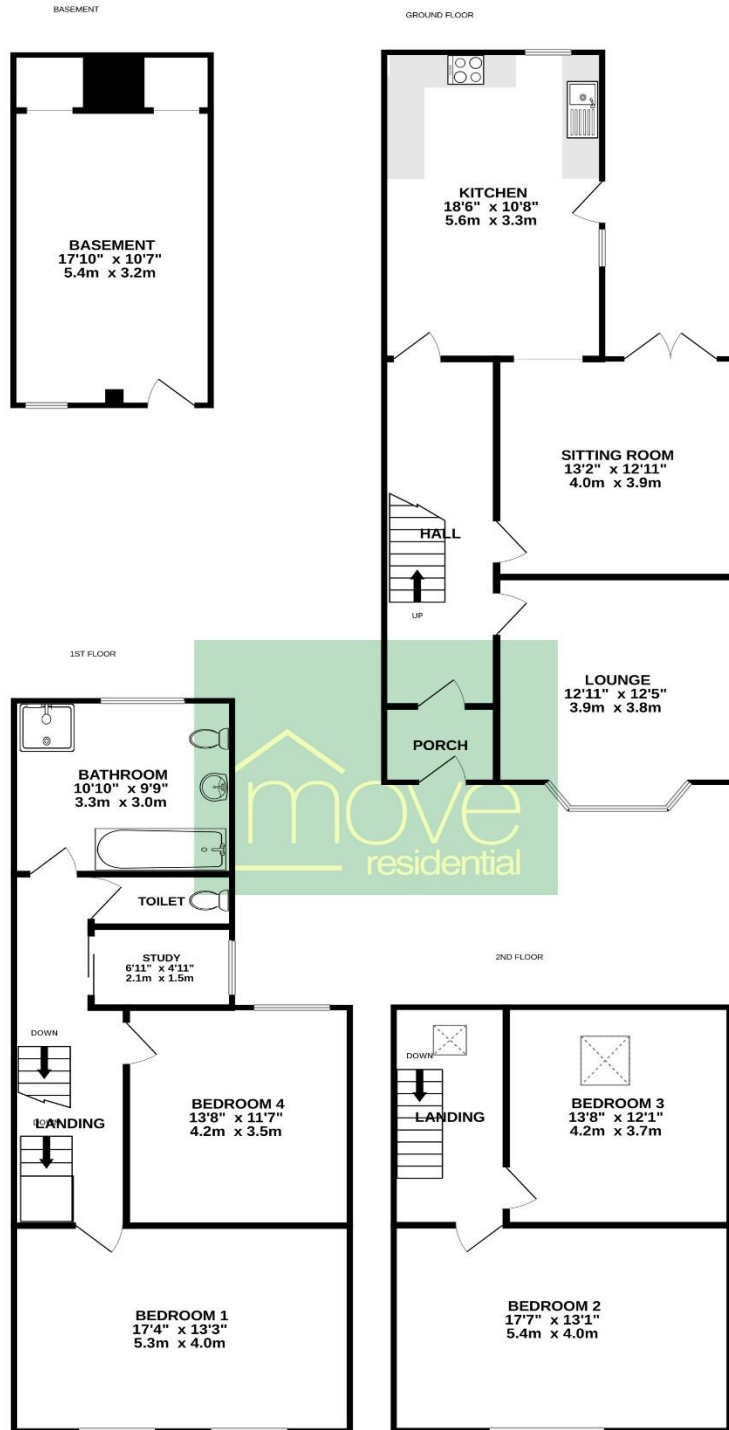
Move Residential are delighted to introduce to the sales market this beautiful four bedroom townhouse home, available with no onward chain, located on Island Road in the highly favoured residential area of Garston, L19. The property boasts a characterful frontage, with generous and immaculately presented accommodation set over four floors, in which a plethora of extraordinary original features are both showcased and blended effortlessly with more contemporary design influences. This uniquely charming property is certain to make an incomparable future home for a very lucky family. Upon entering the residence, you are greeted by an inviting entrance hall, featuring exquisite original floorboards and ornate ceiling detailing, setting a precedent for the accommodation to follow, whilst leading into the spacious front lounge. Awash with natural light courtesy of a bay window, this tastefully decorated room showcases an eye-catching fireplace and wonderful high ceilings, presenting both a stylish and welcoming space to relax. The elegant décor continues into the charming second reception room, which enjoys french doors providing views and access out to the rear courtyard, illuminating the space in daylight. This flows seamlessly into the generously sized modern kitchen diner, complete with a range of sophisticated fitted base and wall units, complementary wood style worktops providing plentiful surface space, and chic tiled splashbacks. With ample room for a dining table, this provides a delightful setting for enjoying family mealtimes. Ascending to the first floor, you will discover two substantial double bedrooms, both finished to an impeccable standard, receiving plenty of natural light and featuring exposed wooden floorboards, with the master bedroom further enjoying a stunning feature fireplace. Completing this floor is a study/dressing room, along with a deluxe three-piece family bathroom suite and a convenient separate WC. At the pinnacle of the property, the second floor is home to the remaining two spacious double bedrooms, both beautifully presented, featuring plush carpeting, velux windows and attractive fireplaces. The basement floor is accessed via the courtyard, and accommodates an abundance of additional storage space, as well as providing exciting potential for conversion. Externally, this spectacular home benefits from an idyllic courtyard garden, made up of low maintenance artificial grass and a decking area. Enjoying a sunny aspect, this provides the ideal spot for al-fresco dining in the warmer months. A viewing is highly recommended to fully appreciate the outstanding quality finishes and unique character that this charming home has to offer.

## **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 : 2017sq.ft. (187.4 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		86 B
69-80	C	72 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.