



## Vulcan Close, Garston, L19 8HG

- Delightful Three Bedroom Townhouse
- Generously Sized & Modern Throughout
- Spacious & Welcoming Reception Room
- Ensuite Shower Room & Family Bathroom
- Located in the Popular Area of Garston
- Hallway, Substantial Kitchen Diner & WC
- Three Well-Proportioned Double Rooms
- Lovely Rear Garden, Driveway & Garage



Offers Over £240,000





















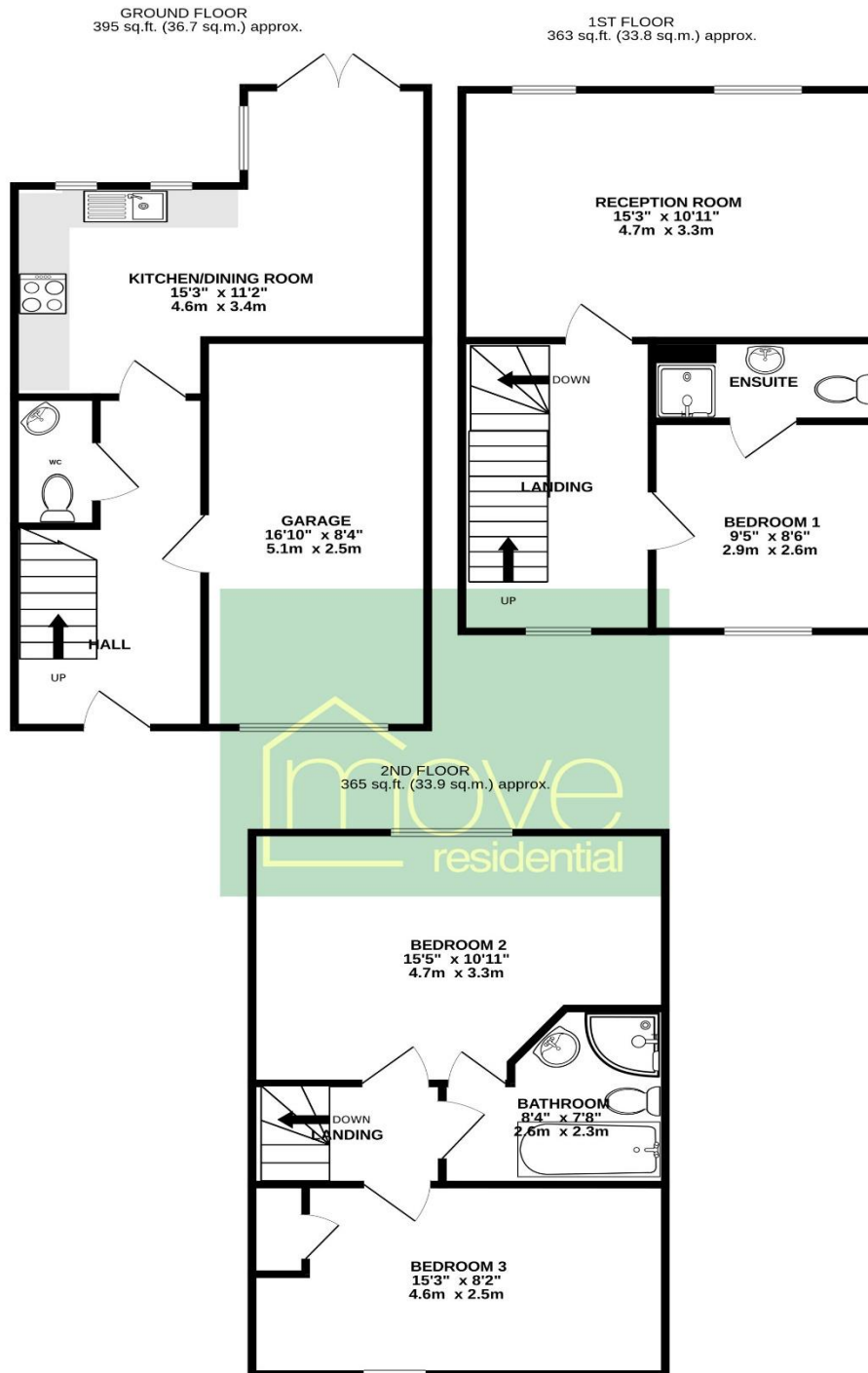
## **Description**

Move Residential are thrilled to offer for sale this delightful three bedroom townhouse located on Vulcan Close in the popular residential area of Garston, L19. An ideal purchase for first time buyers looking to get on the property ladder, this well-proportioned property is modern and beautifully maintained throughout, ready to move into right away. An inviting entrance hall greets you into the home leading through to a generously sized kitchen diner, complete with a range of attractive fitted base and wall units, plentiful surface space, and a stylish wood effect laminate flooring. This presents the ideal setting for enjoying family mealtimes offering ample room for a substantial dining table in front of a set of 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. Ascending to the first floor, you will find a spacious reception room, occupying the full width of the property, which is finished in a tasteful neutral décor, providing a welcoming space to relax with family and friends. The first of three generously sized double bedrooms is located to the first floor, complete with the added luxury of a modern ensuite shower room, whilst the remaining bedrooms are found on the second floor. The sleeping accommodation is finished to an excellent standard, featuring plush carpeting throughout and receiving plenty of daylight. Concluding the interior of this wonderful home is a contemporary style four-piece family bathroom suite to the second floor, which can be directly accessed from the main bedroom. Externally, the property further benefits from lovely rear garden, made up of a large and neatly maintained lawn, ideal for recreational activities, and a smartly flagged patio area presenting the perfect spot for enjoying al-fresco dining. To the front, a driveway provides off-road parking and a garage offers 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 : 1138sq.ft. (105.7 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.  
 Made with Metropix ©2024

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 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.