



## Shrewsbury Road, Garston, Liverpool, L19 5PA

- Brilliant Three Bedroom Terrace Property
- Available for Sale with No Onward Chain
- New Fitted Kitchen & Downstairs Bathroom
- Well-Maintained Enclosed Yard to the Rear
- Located in the Residential Area of Garston
- Entrance Hall & Through Reception Room
- Three Bright & Generously Sized Bedrooms
- Perfect for Investors & First Time Buyers

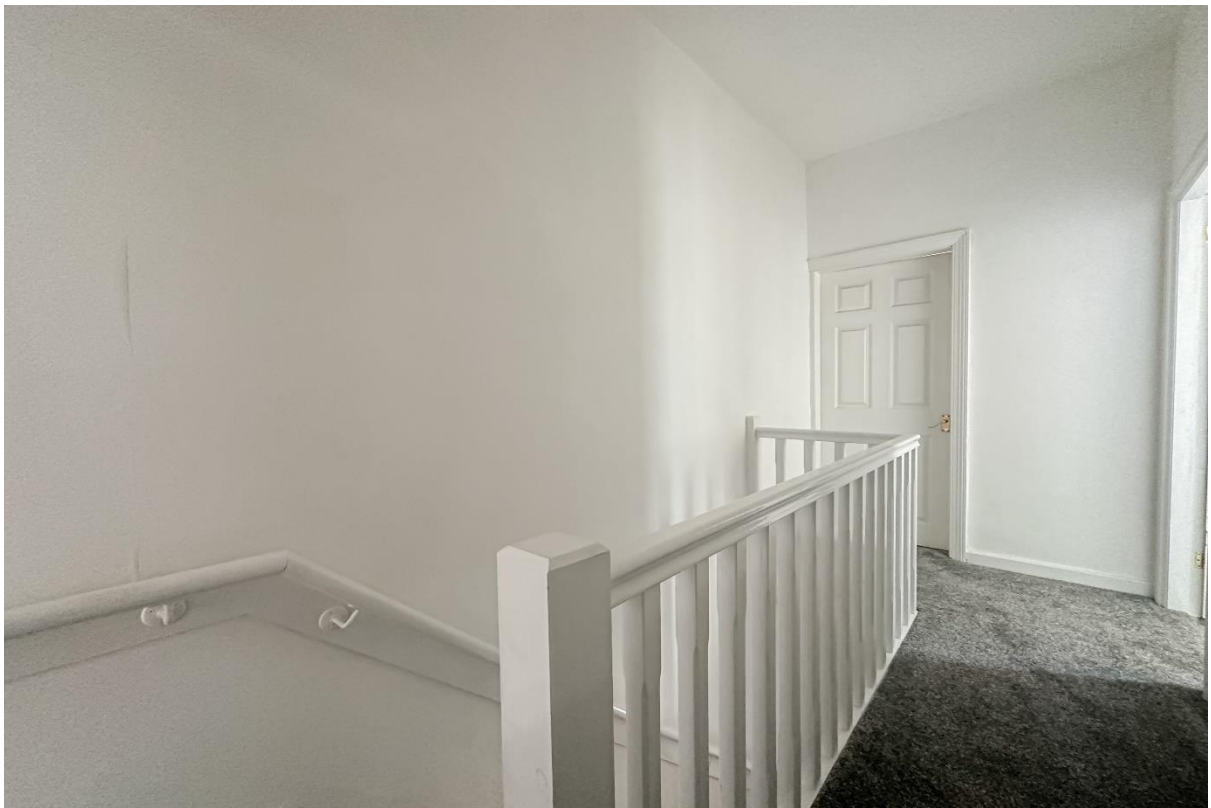


£150,000













## Description

Move Residential are delighted to offer for sale this fantastic three bedroom mid terrace home located on Shrewsbury Road in the popular suburb of Garston, L19. Available with no onward chain, this well-presented property promises to make an ideal purchase for an investor or first-time buyer looking to get on the property ladder. Following through the entrance hall, you are led into a bright and spacious through reception room, which enjoys plush carpeting and an eye-catching feature fireplace. This is followed by a newly installed modern kitchen complete with a range of stylish fitted base and wall units and complementary marble pattern worktops providing plentiful surface space. Completing the ground floor is a three-piece family bathroom suite. Continuing to the first floor, you will find two substantial double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of natural light. Externally, the property further benefits from a well-maintained enclosed yard to the rear.

## 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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

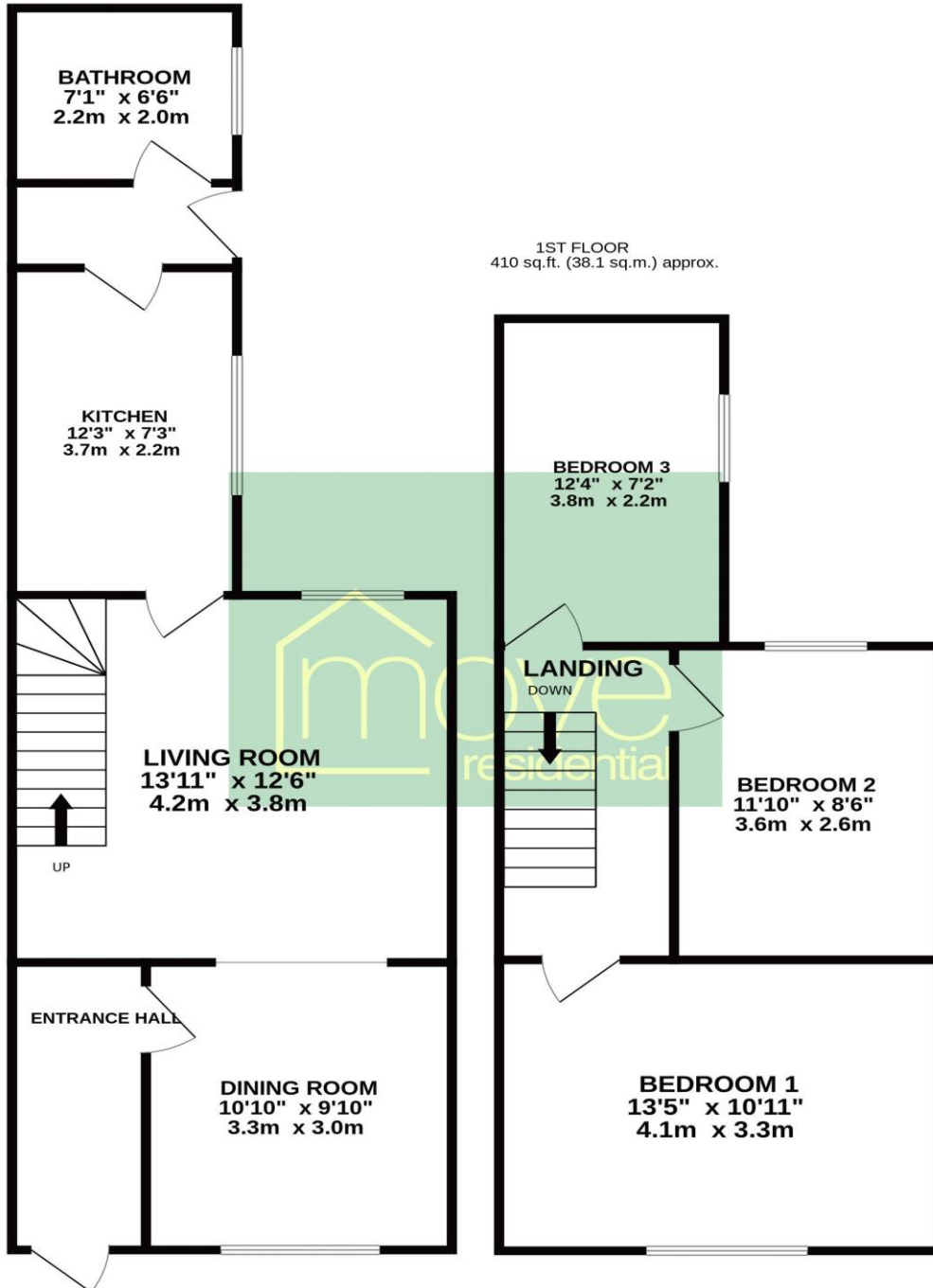
### Additional Information

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.



# Floor Plan

GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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