



Calthorpe Street, Garston, Liverpool, L19 1RE

- Brilliant Three Bedroom Terrace Property
- A Fantastic Purchase For First Time Buyers
- Substantial Modern Fitted Kitchen Diner
- Contemporary Style Three-Piece Bathroom
- Located in Highly Popular Area of Garston
- Vestibule & Spacious Bay-Fronted Lounge
- Three Generously Sized Double Bedrooms
- Well Maintained Enclosed Yard to the Rear



Offers Over £200,000









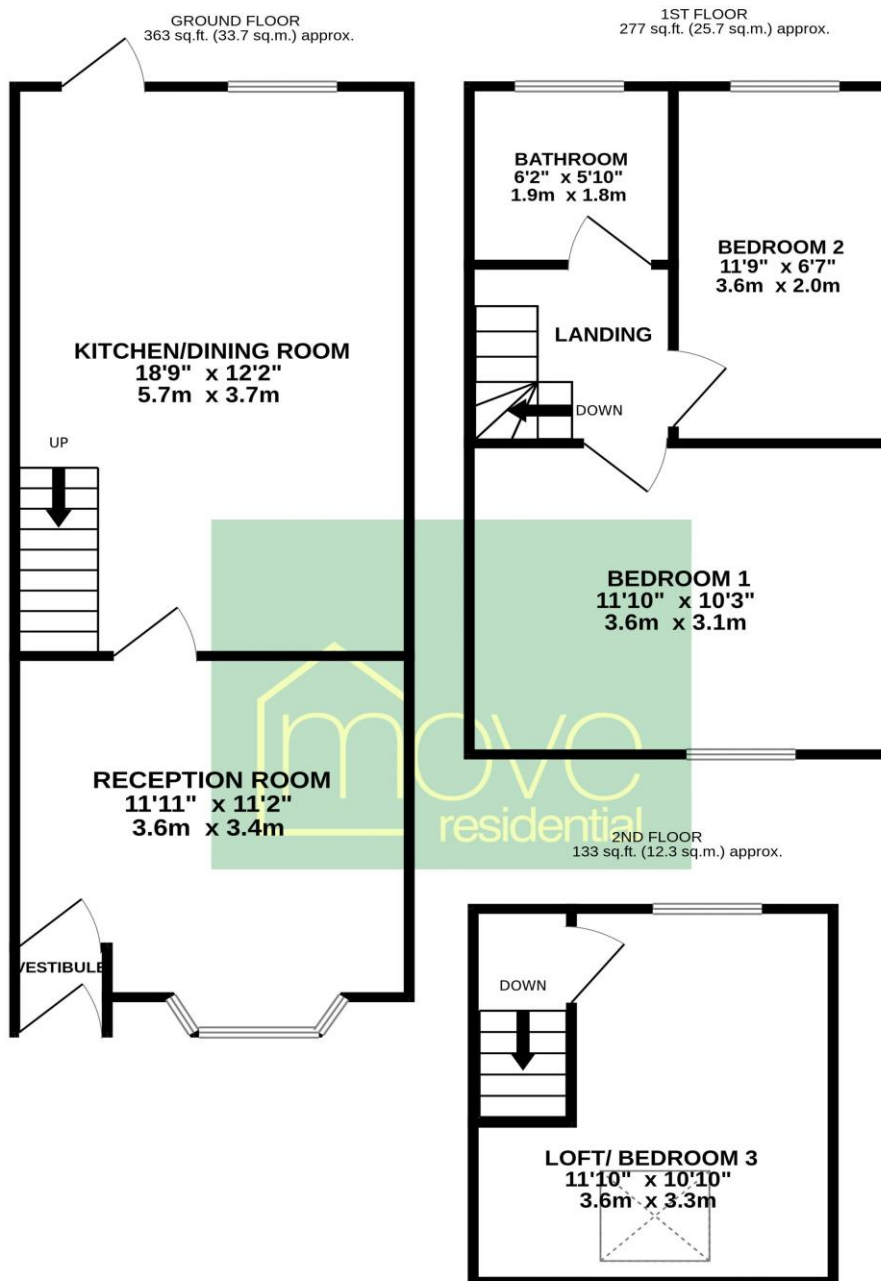
Description

Located on Calthorpe Street in the popular residential area of Garston, L19, is this brilliant three bedroom mid terrace home, introduced to the sales market by appointed agents, Move Residential. Offering deceptively generous living proportions, this promising property would be an ideal purchase for first time buyers who are looking to put their own stamp on a home. Upon entering the property, you are greeted by a spacious lounge, awash with natural light courtesy of a bay-window and boasting an attractive wood style flooring. This is followed by a substantial kitchen diner, which is complete with a range of modern fitted base and wall units, complementary worktops providing plentiful surface space, and tiled splashbacks. With ample room to accommodate a dining table, this presents a fantastic social space for enjoying mealtimes. Continuing up to the first floor, you will find two generously sized double bedrooms, with the master occupying the full width of the property, each boasting fitted wardrobes and receiving plenty of daylight. A deluxe three-piece family bathroom suite completes this floor, and at the pinnacle of the property, the loft is home to the third exceptionally bright and spacious double bedroom. Externally, a well-maintained enclosed rear yard offers the perfect spot for enjoying al-fresco dining during the warmer months.

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 : 773 sq.ft. (71.8 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.