



## Windfield Road, Garston, Liverpool, L19 8LU

- Three Bedroom Mid Terrace Home
- Brilliant Investment Opportunity
- Fitted Kitchen & Downstairs WC
- Three-Piece Tiled Bathroom Suite
- Located in Popular Area of Garston
- Hallway, Lounge & Conservatory
- Two Double Bedrooms & Single
- Sizable Paved Garden to the Rear



£150,000



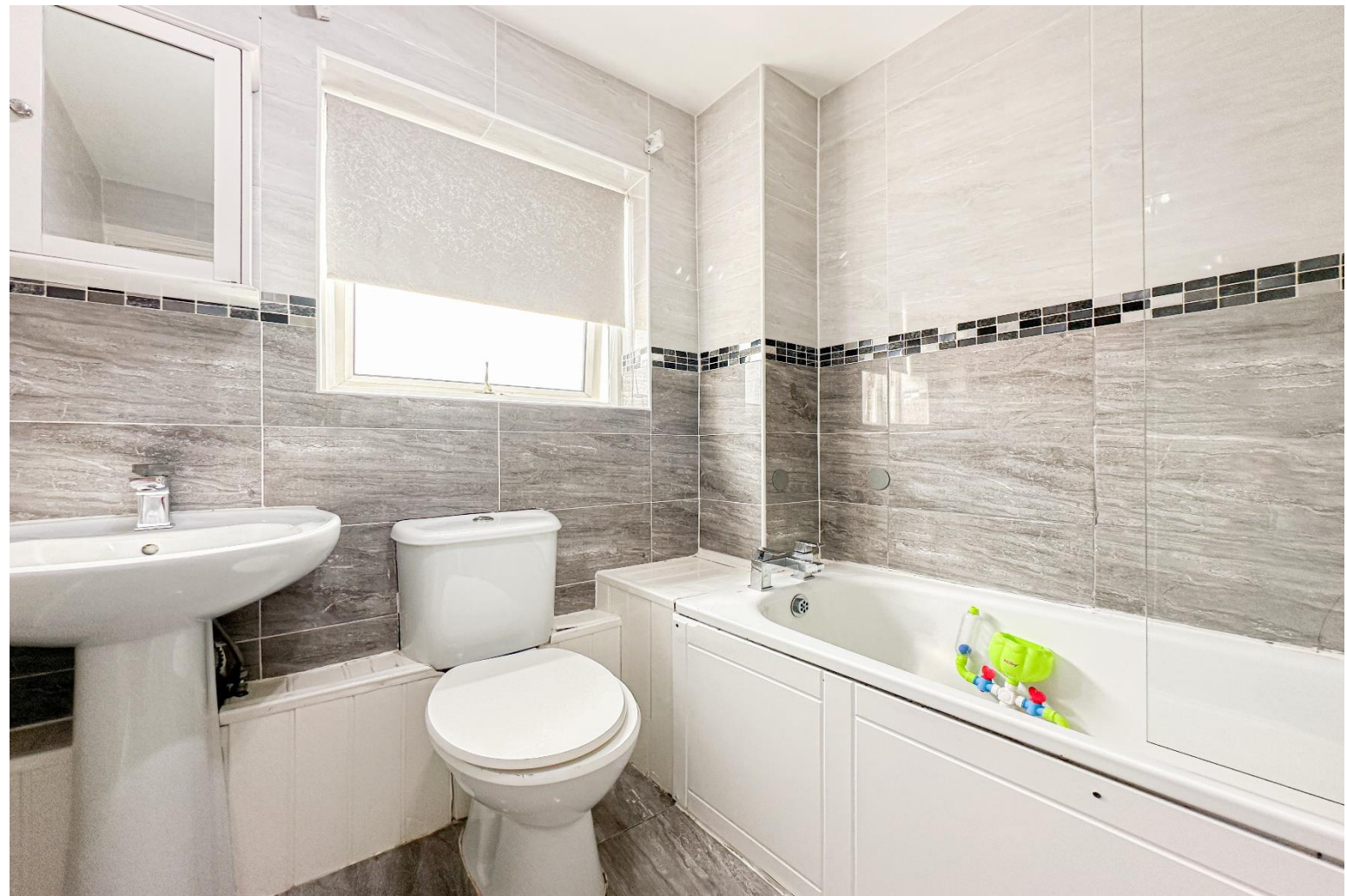
















## **Description**

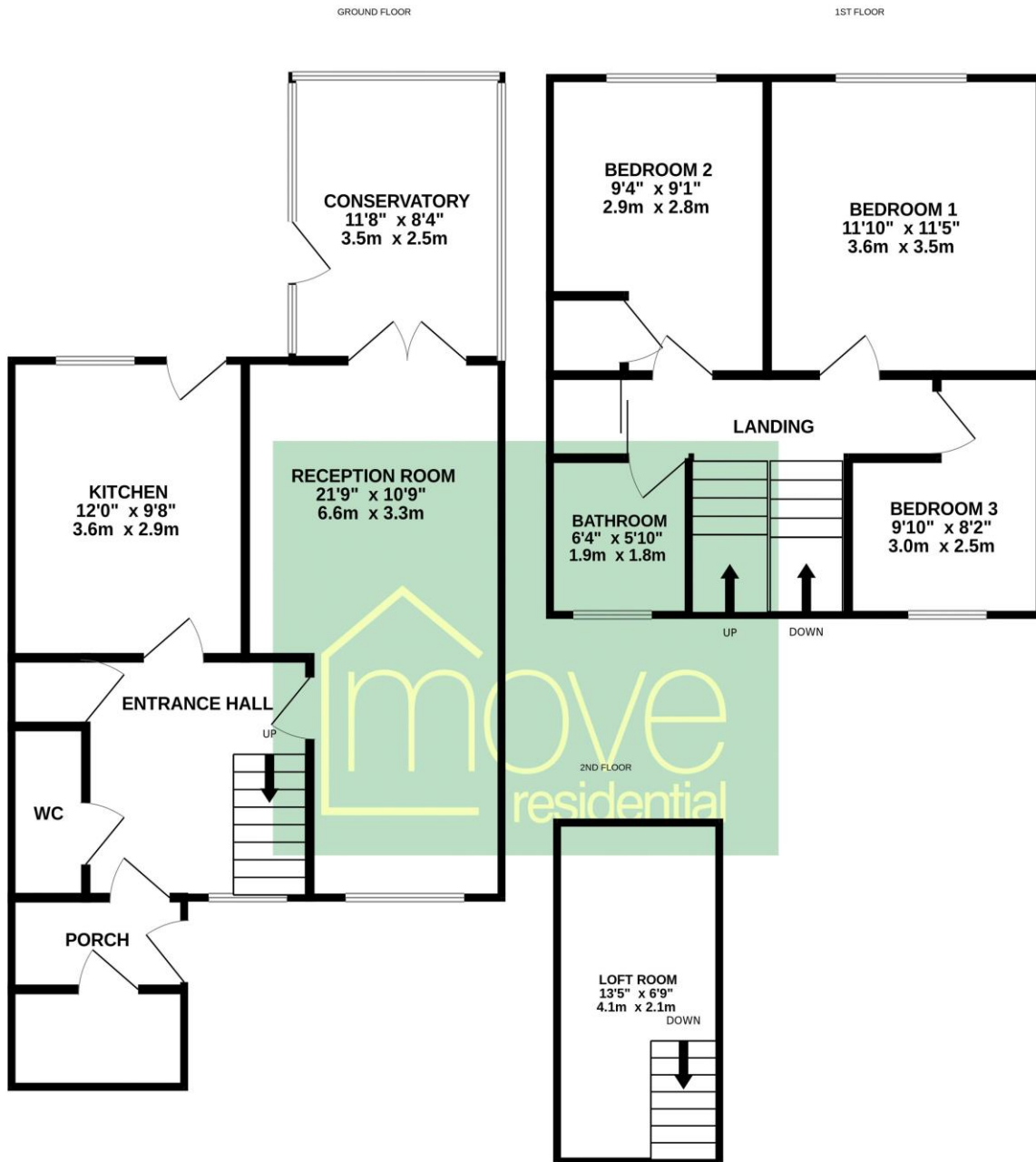
**\*Investors Only\***

Move Residential are delighted to introduce to the sales market this brilliant three bedroom mid terrace property, located on Windfield Road in the favoured residential area of Garston, L19. This home presents an opportunity not to be missed for investors looking to expand their portfolio, offering generously proportioned and modern interiors throughout. Following through the porch and inviting entrance hall, you are led into a bright and spacious reception room which has been finished in a stylish décor featuring wood style flooring and an eye-catching fireplace. French doors to the rear offer access out to the well-maintained conservatory which offers a delightful additional sitting area. Continuing through you will find a modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space, and concluding the ground floor is a convenient WC. The first floor is home to two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of natural light, and adding the finishing touch to this lovely property is a deluxe three-piece family bathroom suite. Externally, this home further benefits from a sizable paved rear garden, providing an ideal spot for 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. 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 : 1147sq.ft. (106.6 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		86 B
69-80	C	69 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.