



Leeming Grove, Garston, Liverpool, L19 8LZ

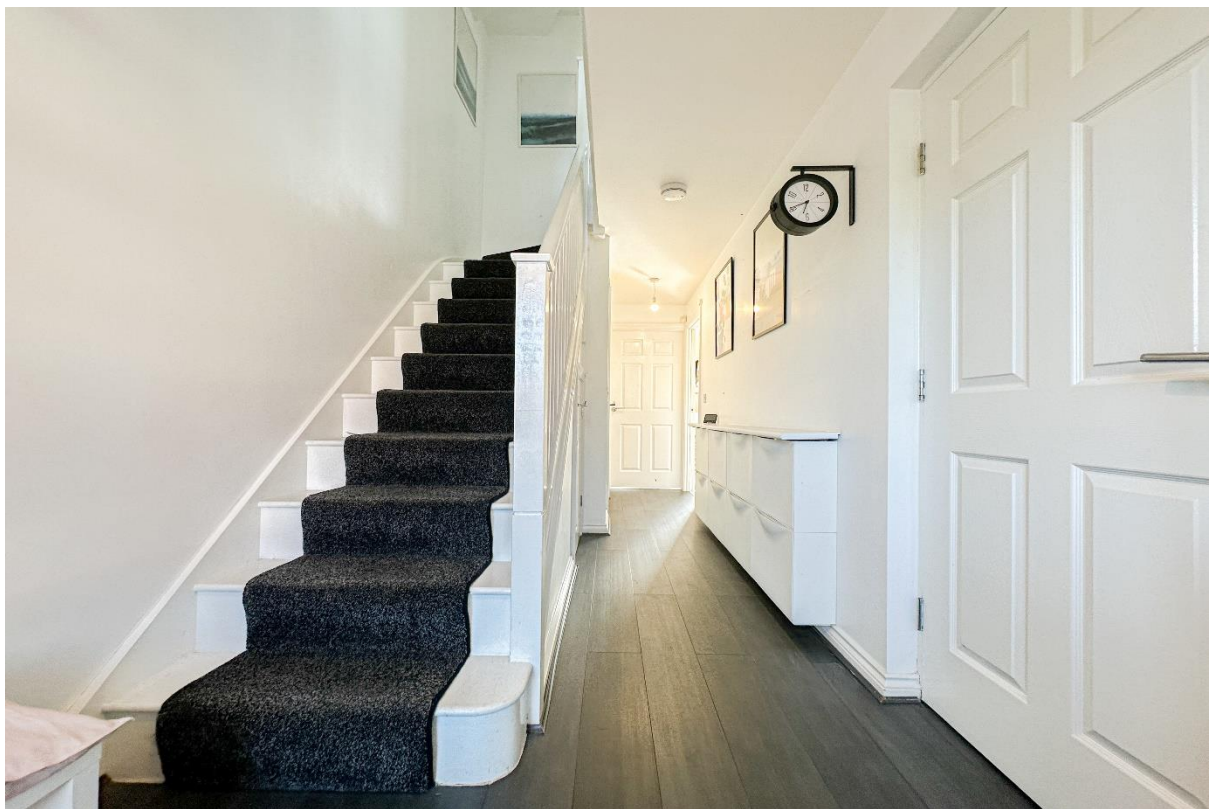
- Delightful Three Bedroom Townhouse
- Spacious & Well Presented Throughout
- Substantial Fitted Kitchen, Utility & WC
- Ensuite to Master & Family Bathroom
- Cul-De-Sac Location in Popular Garston
- Entrance Hall & Three Reception Rooms
- Two Double Bedrooms & Single Room
- Fantastic Garden & Off-Road Parking



£260,000



















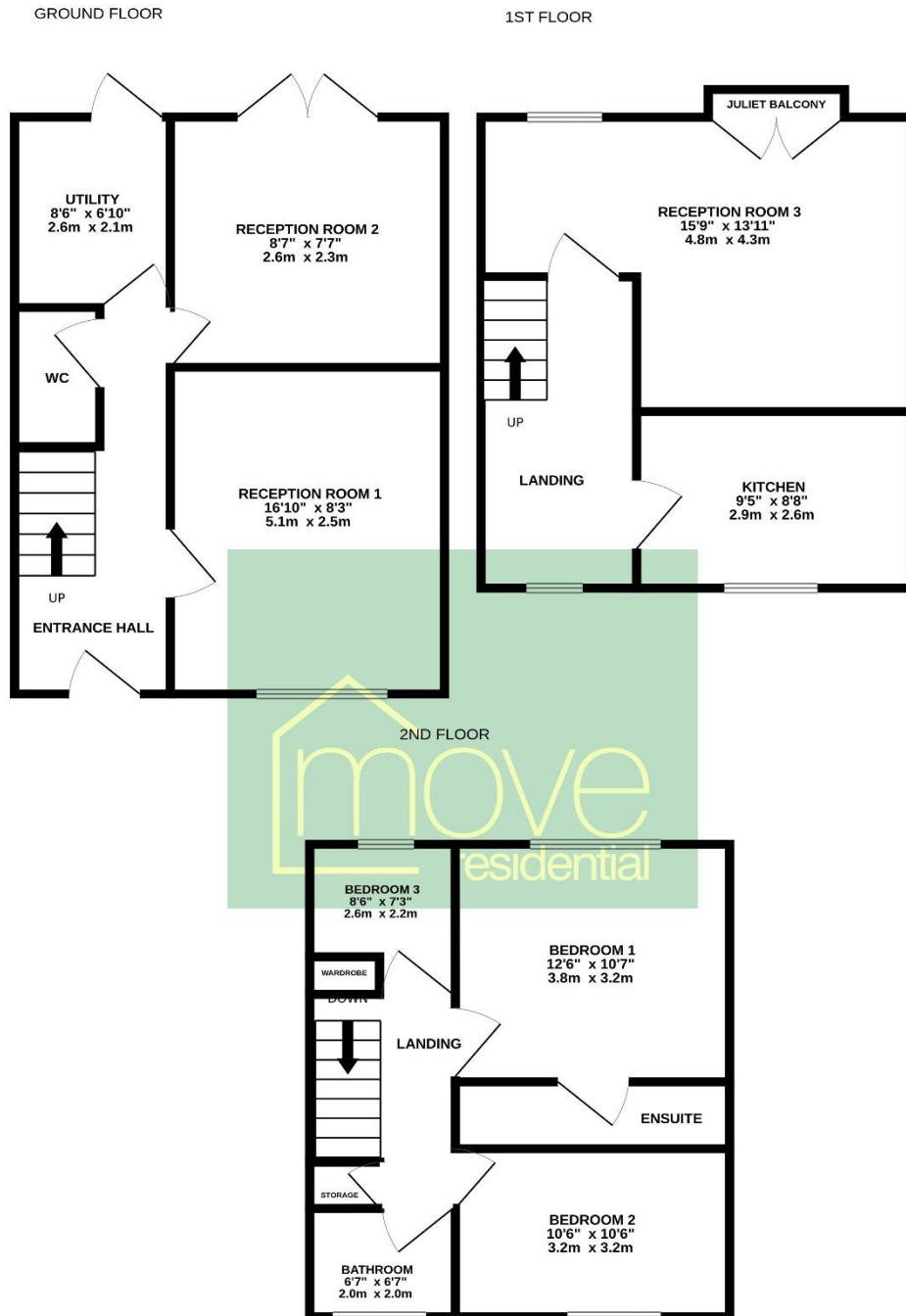
Description

Located on Leeming Grove, a peaceful cul-de-sac situated in the popular residential suburb of Garston, L19, is this delightful three bedroom townhouse, presented to the sales market by appointed agents, Move Residential. The property offers generous and beautifully presented living proportions set over three floors, promising to make a fantastic future home for a growing family. Following through the inviting entrance hall you are led into a bright and spacious front reception room, accommodated by a garage conversion, which is currently in use as a home office, ideal for those who work remotely. This is followed by a beautifully presented second reception room which enjoys a set of french doors providing views and access out to the rear garden. Completing the ground floor is a convenient WC and well-equipped utility room. Continuing up to the first floor, you will find a substantial modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. Accompanying this is a further generously sized reception room, comfortably accommodating both a sitting and dining area. Boasting a bold and tasteful décor featuring an attractive wood-style flooring, this presents a welcoming social space to relax and enjoy mealtimes with family and friends, further benefitting from a juliet balcony which overlooks the garden. At the pinnacle of the property, the second floor is home to the sleeping accommodation which consists of two spacious double bedrooms and a well-proportioned single room, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of daylight. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room and there is a deluxe three-piece family bathroom suite. Concluding the interior of this lovely home is a spacious loft which offers an abundance of additional storage space. Externally, the property further benefits from a fantastic rear garden, made up of a vast neatly maintained lawn offering ample room for recreational activities, and a smartly flagged patio area presenting a serene spot for al-fresco dining during the warmer months. To the front, a driveway provides off-road parking, and and there is the added bonus of an electric vehicle charging point.

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 : 834 sq.ft. (77.5 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 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.