



Island Road, Garston, Liverpool, L19 1RL

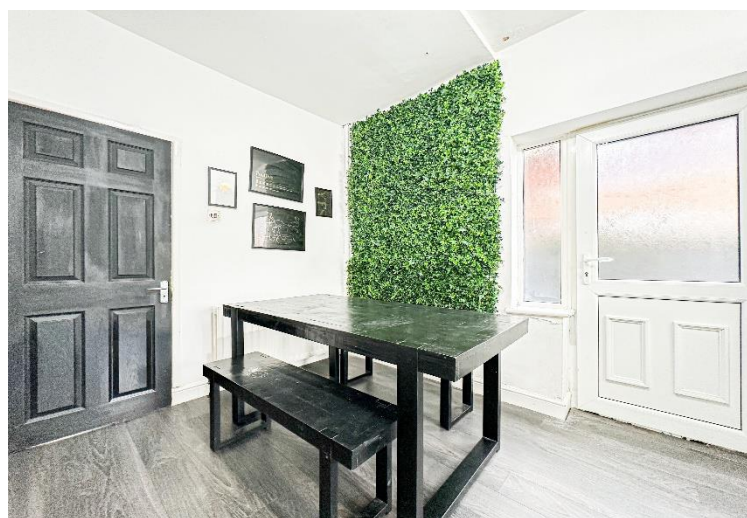
- Fabulous Five Bedroom Mid Terrace Property
- Rare Find - Available With No Onward Chain
- Reception Room & Extended Kitchen Diner
- Ensuite To Master & Main Bathroom Suite
- Situated In Highly Favoured Area Of Garston
- Entrance Hall & Bay-Fronted Family Lounge
- Five Well-Proportioned Double Bedrooms
- Low-Maintenance Enclosed Yard To Rear

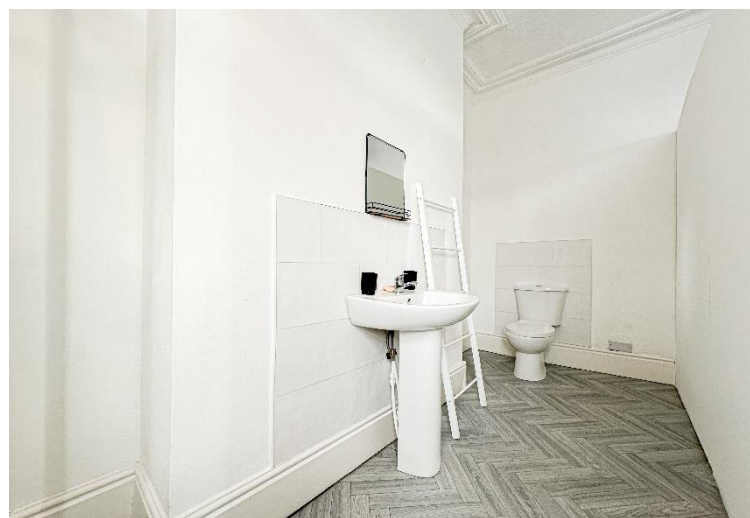


£295,000



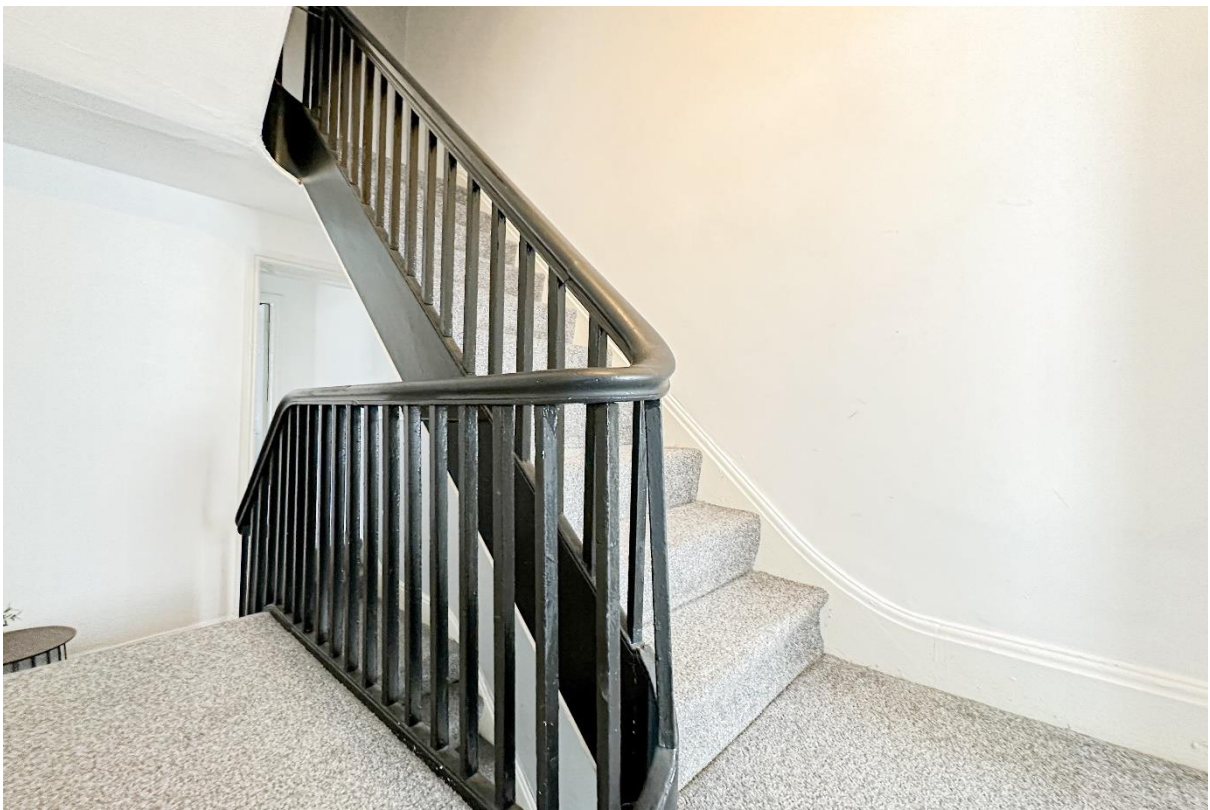














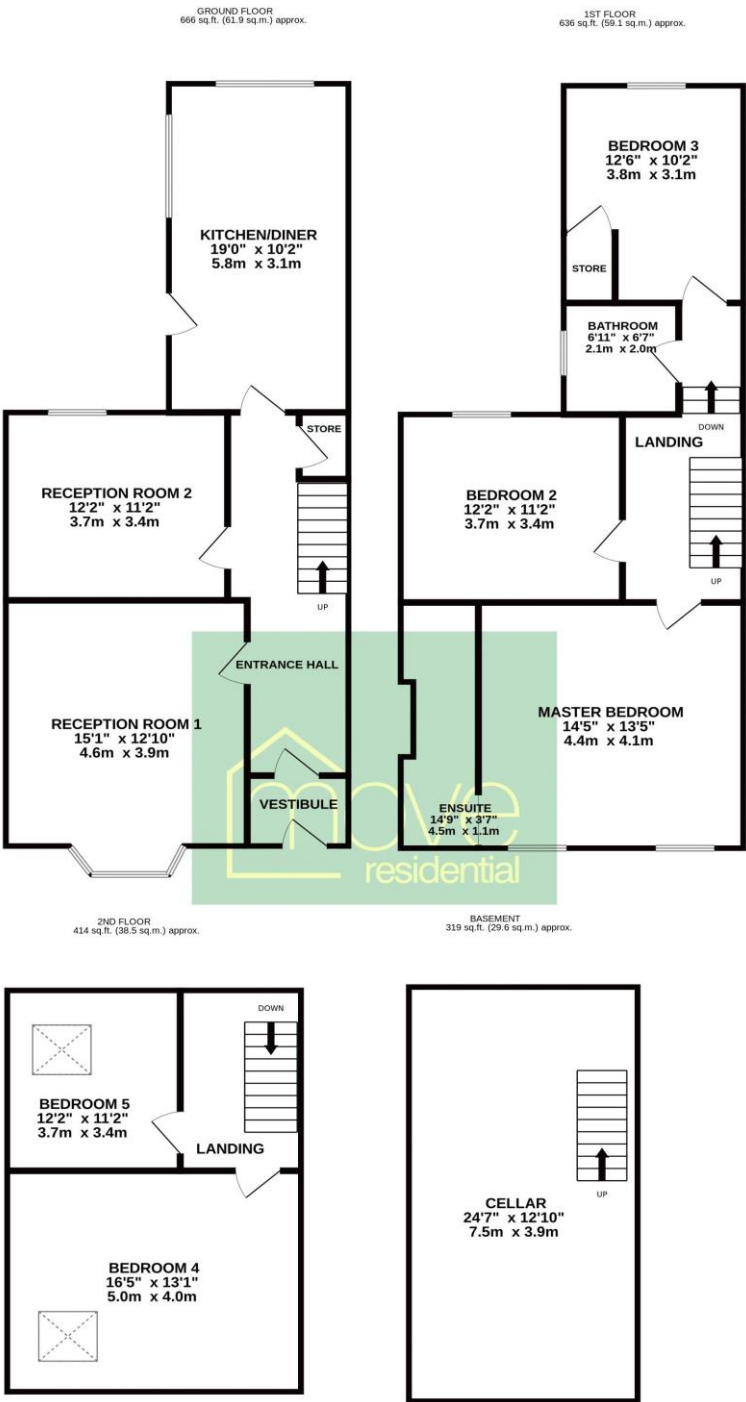
Description

Located on Island Road in the highly favoured residential area of Garston, L19, is this fabulous five bedroom mid terrace home, offered for sale with no onward chain by Move Residential. Boasting generous and beautifully presented living proportions set over four floors, this would prove to make a wonderful home for a growing family or an attractive prospect for an investor for the use of serviced accommodation/HMO. Following through the inviting entrance hall, you are led into the first of two spacious reception rooms, each finished in a tasteful décor featuring attractive wood style flooring, with the former further enjoying a huge bay window which floods the space with natural light. Following this is a generously sized extended kitchen diner complete with a range of modern fitted base and wall units, plentiful worktop space, and ample room for a dining table, providing a social space for cooking in company and enjoying mealtimes. Continuing up to the first floor, you will discover three bright and substantial double bedrooms, the master further benefiting from stylish wood wall panelling and private ensuite facilities, along with a contemporary style three-piece family bathroom suite. The remaining two well-proportioned double bedrooms are located at the pinnacle of the property on the second floor, each enjoying skylights which bathe the rooms in daylight. Completing the interior of this wonderful property is a sizable basement which offers an abundance of additional storage space, and exciting scope for conversion. Externally, the property benefits from a low-maintenance enclosed yard to the rear, which provides the ideal spot for al-fresco dining during the summer 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 : 2035 sq.ft. (189.1 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		82 B
69-80	C		
55-68	D	61 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.