



## Carpathia Close, Garston, Liverpool L19 8HN

- Fantastic Four Bedroom Mid Terrace Home
- Well-Proportioned & Beautifully Presented
- Ground Floor Bedroom & Convenient WC
- Ensuite Shower Room & Family Bathroom
- Located In Highly Favoured Area Of Garston
- Hallway & Fitted Kitchen Diner With Utility
- Family Lounge & Three Further Bedrooms
- Lovely Garden To Rear & Off-Road Parking



£270,000











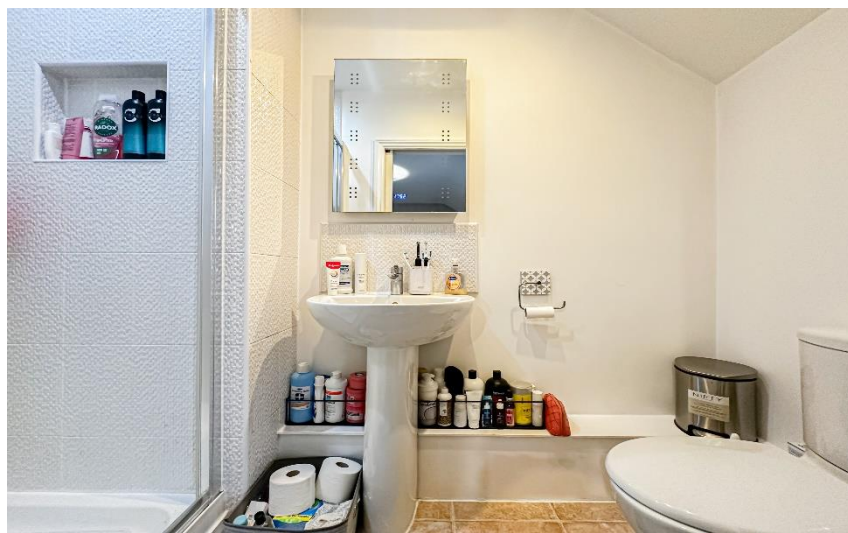


















## **Description**

Move Residential are delighted to present to the sales market this fantastic four bedroom mid terrace property, located on Carpathia Close in the highly favoured residential area of Garston, L19. Boasting an attractive modern frontage with generous and beautifully presented accommodation set over three floors, this promises to make a wonderful future home for a growing family. Following through the inviting entrance hall, you are led into a modern open-plan kitchen diner which provides a fabulous social setting for cooking in company and enjoying family mealtimes. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is ample room to accommodate a dining table positioned in front of French doors which provide views and access out to the rear garden, and flood the space with natural light. A well-equipped utility room is accessed from the kitchen, and completing the ground floor is the first of four generously sized and well-presented bedrooms, along with a convenient WC. Continuing up to the first floor you will discover the spacious family lounge, awash with daylight and finished in a tasteful décor, providing a welcoming space to relax and unwind, accompanied by the second double bedroom. The remaining sleeping accommodation is located at the pinnacle of the property on the second floor, consisting of two substantial bedrooms, one of which enjoys the added luxury of a contemporary ensuite shower room, and adding the finishing touch to this lovely home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden presenting a brilliant outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a smartly flagged patio area presents a serene spot for al-fresco dining. To the front, a substantial driveway provides off-road parking.

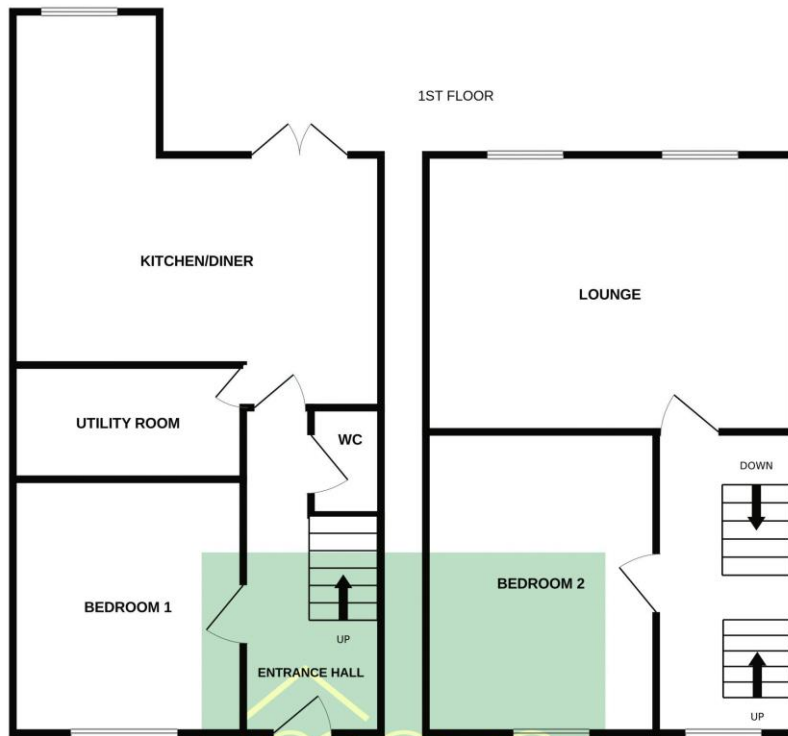
## **Location**

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.

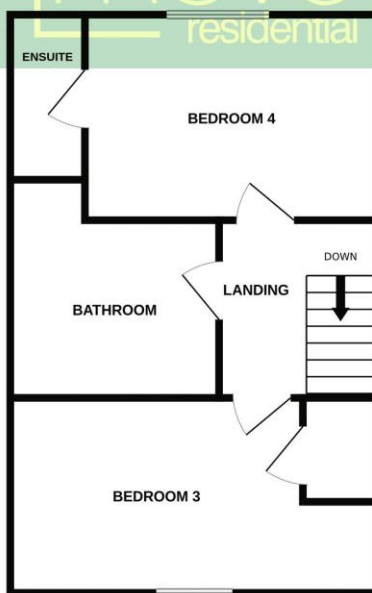


## Floor Plan

GROUND FLOOR



2ND FLOOR



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		89 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.