



Logfield Drive, Garston, Liverpool, L19 2RP

- Charming Two Bedroom Mid Terrace Home
- Well-Proportioned & Impeccably Presented
- Modern Kitchen Diner With French Doors
- Deluxe Three-Piece Family Bathroom Suite
- Located In Highly Favoured Area Of Garston
- Entrance Hall & Tastefully Decorated Lounge
- Two Bright & Substantial Double Bedrooms
- Delightful Rear Garden & Off-Road Parking

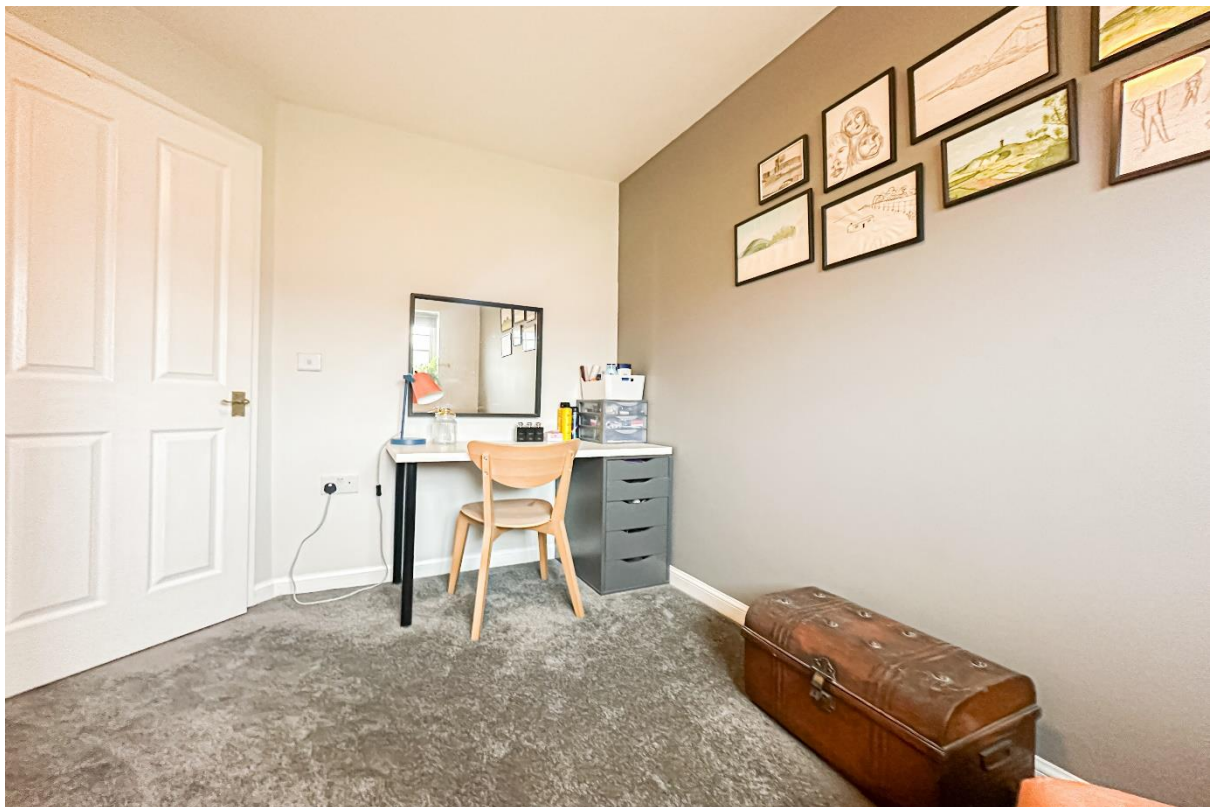


£185,000













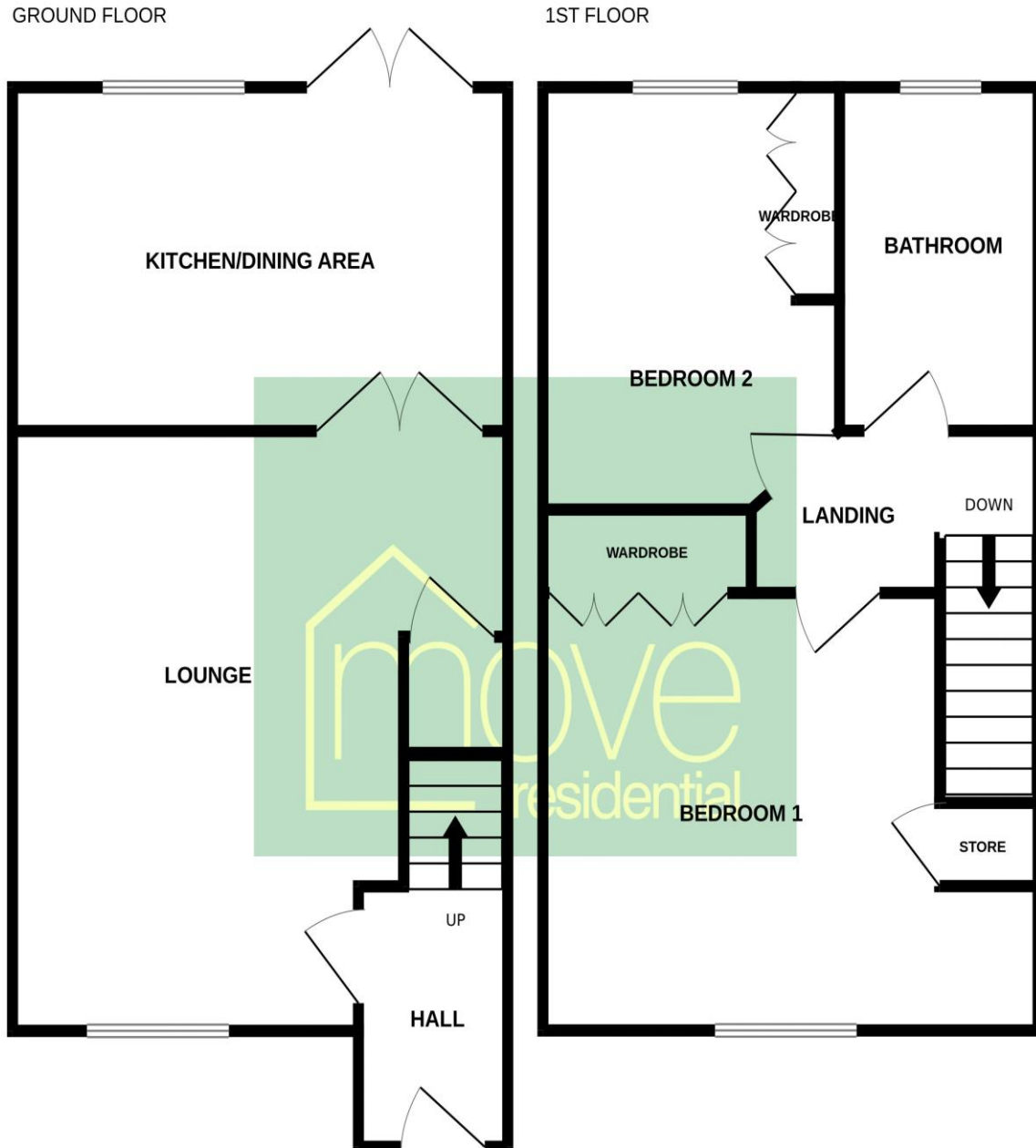
Description

First time buyers should look no further than this truly charming two bedroom mid terrace home, located on Logfield Drive in the highly favoured residential area of Garston, L19. Arriving at the sales market courtesy of Move Residential, this modern property boasts an appealing frontage, and offers well-proportioned and impeccably presented interiors throughout, promising to make an ideal purchase for those looking to get on the property ladder. Following through the entrance hall you are greeted by a bright and spacious family lounge which has been finished in a bold stylish décor featuring wood style flooring, presenting a welcoming space to relax and unwind. This flows seamlessly into a modern fitted kitchen complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. There is ample room to accommodate a dining table ideally positioned in front of French doors which offer views of the rear garden and flood the space with natural light, presenting a social setting for cooking in company and sharing mealtimes. The high quality continues to the first floor where you will discover two generously sized double bedrooms, each beautifully presented featuring plush carpeting and fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe three-piece family bathroom suite complete with chic patterned flooring. Externally, the property is enhanced by a delightful rear garden consisting of a neatly maintained lawn and raised decking area, providing an idyllic spot for enjoying al-fresco dining during the warmer months. To the front, a driveway accommodates 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



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		91 B
69-80	C	77 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.