



Meredith Street, Garston, Liverpool, L19 2PR

- Three Bedroom Mid Terrace Home
- Brilliant Opportunity For Investors
- Hallway & Two Reception Rooms
- Three Bright & Sizable Bedrooms
- Located In Popular Area Of Garston
- Well-Proportioned & Maintained
- Kitchen & Downstairs Bathroom
- Low-Maintenance Yard To Rear



£150,000





Description

Arriving at the sales market, courtesy of appointed agents Move Residential, is this brilliant three bedroom mid terrace home, located on Meredith Street in the popular residential area of Garston, L19. Currently in use as a four bedroom HMO achieving a rental income of £1,700pcm, this well-maintained property presents an opportunity not to be missed for investors, and would also make an ideal purchase for first time buyers looking to get on the property ladder. The ground floor comprises in brief of an entrance hall, spacious lounge and a second reception room/fourth bedroom. This is followed by a modern kitchen complete with a range of fitted base and wall units and plentiful surface space, along with a contemporary style three-piece family bathroom suite. To the first floor you will discover three well-proportioned bedrooms. Externally, the property further benefits from a low-maintenance enclosed rear yard.

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.

EPC Summary

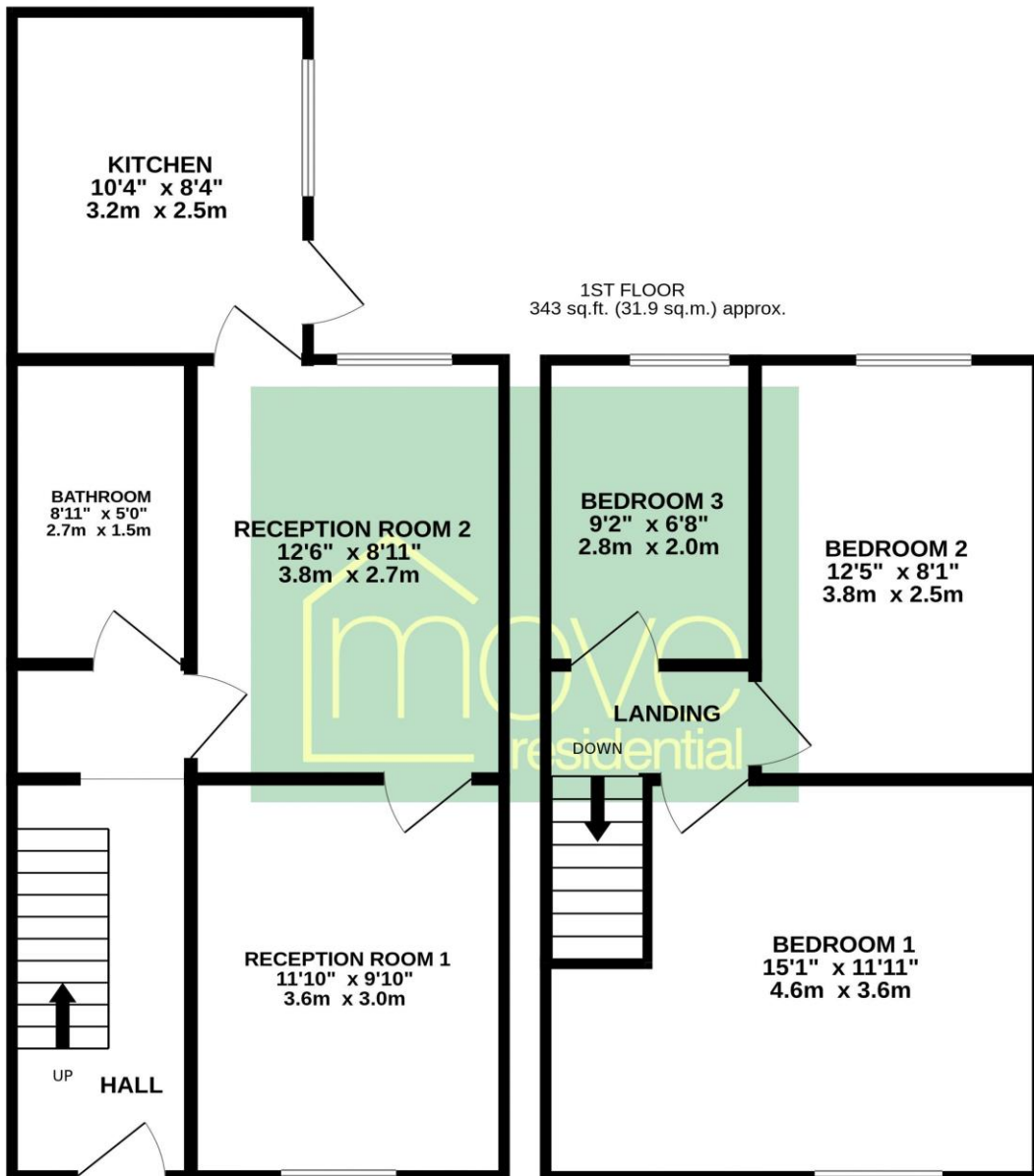
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Floor Plan

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

TOTAL FLOOR AREA : 869sq.ft. (80.7 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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