

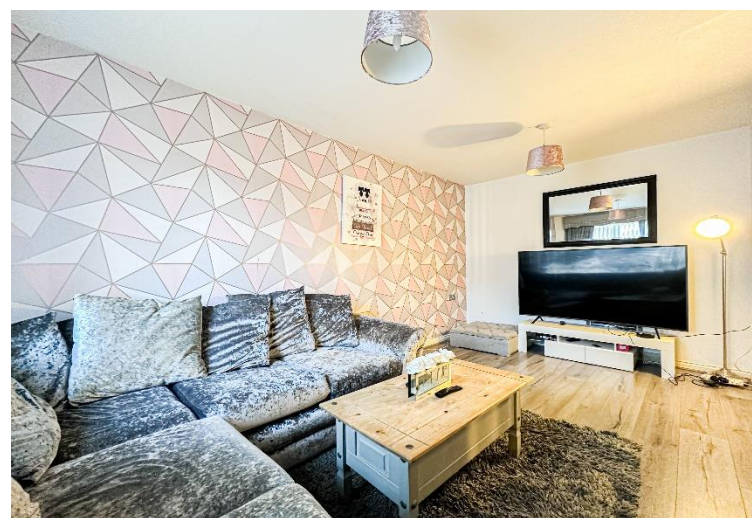


Harbour Drive, Garston, Liverpool, L19 8AB

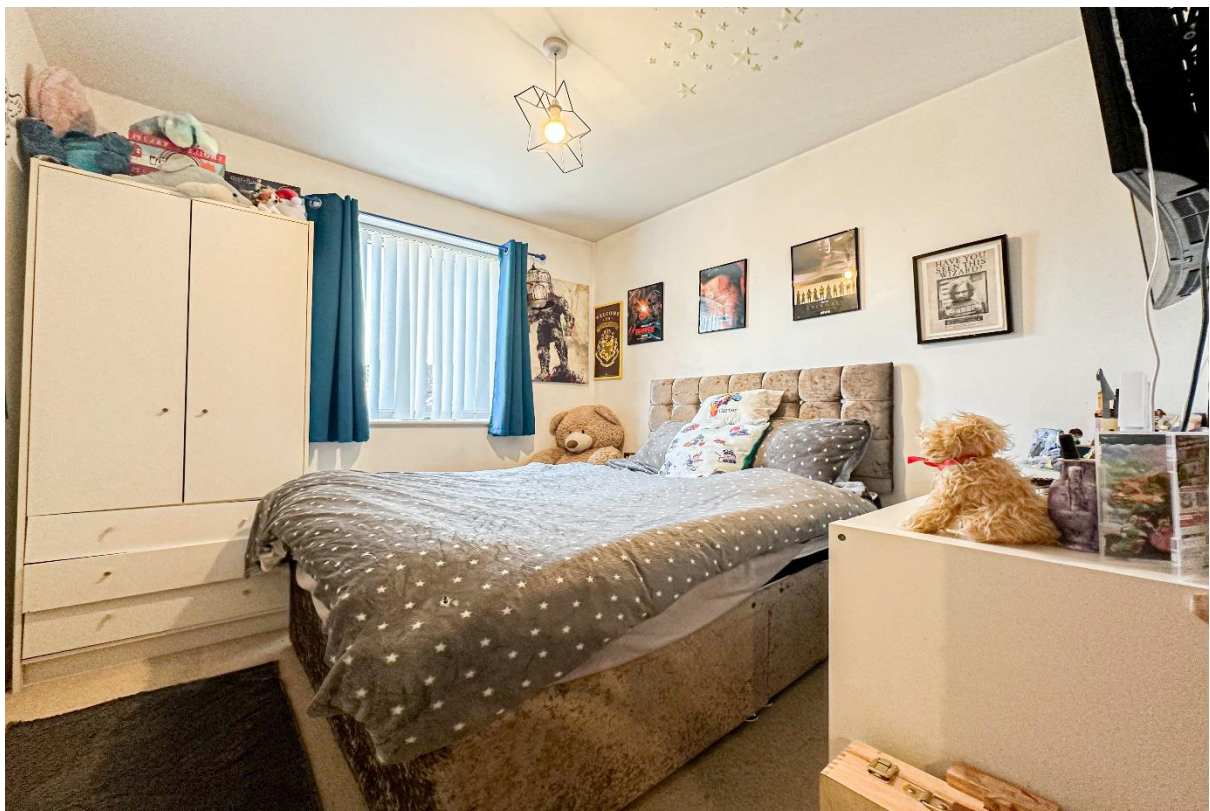
- Fantastic Three Bedroom Semi Detached Home
- Well-Maintained & Flooded With Natural Light
- Modern Fitted Kitchen Diner With French Doors
- Deluxe Tiled Three-Piece Family Bathroom Suite
- Located In Favoured Residential Area Of Garston
- Entrance Hall, Welcoming Family Lounge & WC
- Three Substantial & Well-Presented Bedrooms
- Rear Garden & Driveway For Off-Road Parking



£200,000











EPC Summary

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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.

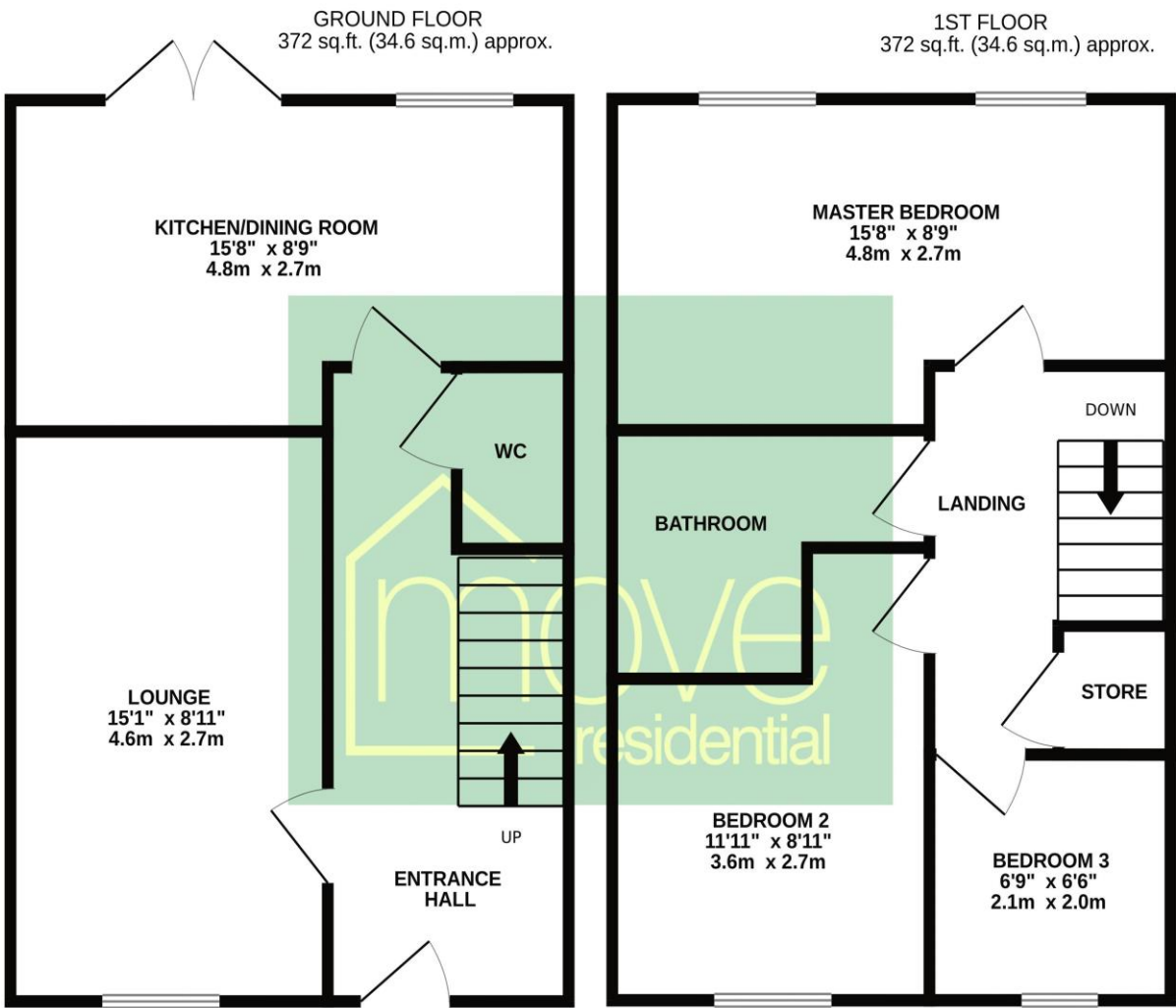
Description

Move Residential are thrilled to present to the sales market this fantastic three bedroom semi detached property, located on Harbour Drive in the highly favoured residential area of Garston, L19. Offering well-maintained accommodation flooded with natural light throughout, this property presents an opportunity not to be missed for growing families or first time buyers looking to get on the property ladder. An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge which is finished in a tasteful décor featuring attractive wood style flooring, presenting a welcoming space to relax and unwind. This is followed by a modern kitchen diner 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 and this room further benefits from a set of French doors which flood the space with daylight, presenting a delightful social setting for cooking in company and enjoying mealtimes. Concluding the ground floor is a convenient WC. Continuing up to the first floor, you will find three well-proportioned bedrooms, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden which consists of a lawn and flagged patio area, providing a lovely outdoor space for the whole household to enjoy. 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



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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