



Garston Old Road, Grassendale, Liverpool, L19 1QL

- Fully Refurbished Three Bedroom Terrace Home
- Modern & Immaculately Presented Throughout
- Stylish Fitted Kitchen With Integrated Appliances
- Luxury Tiled Three-Piece Family Bathroom Suite
- Located In Highly Favoured Area Of Grassendale
- Hallway & Impeccably Finished Through Lounge
- Two Double Bedrooms & Spacious Single Room
- Delightful Garden To Rear & Off-Road Parking



£269,500













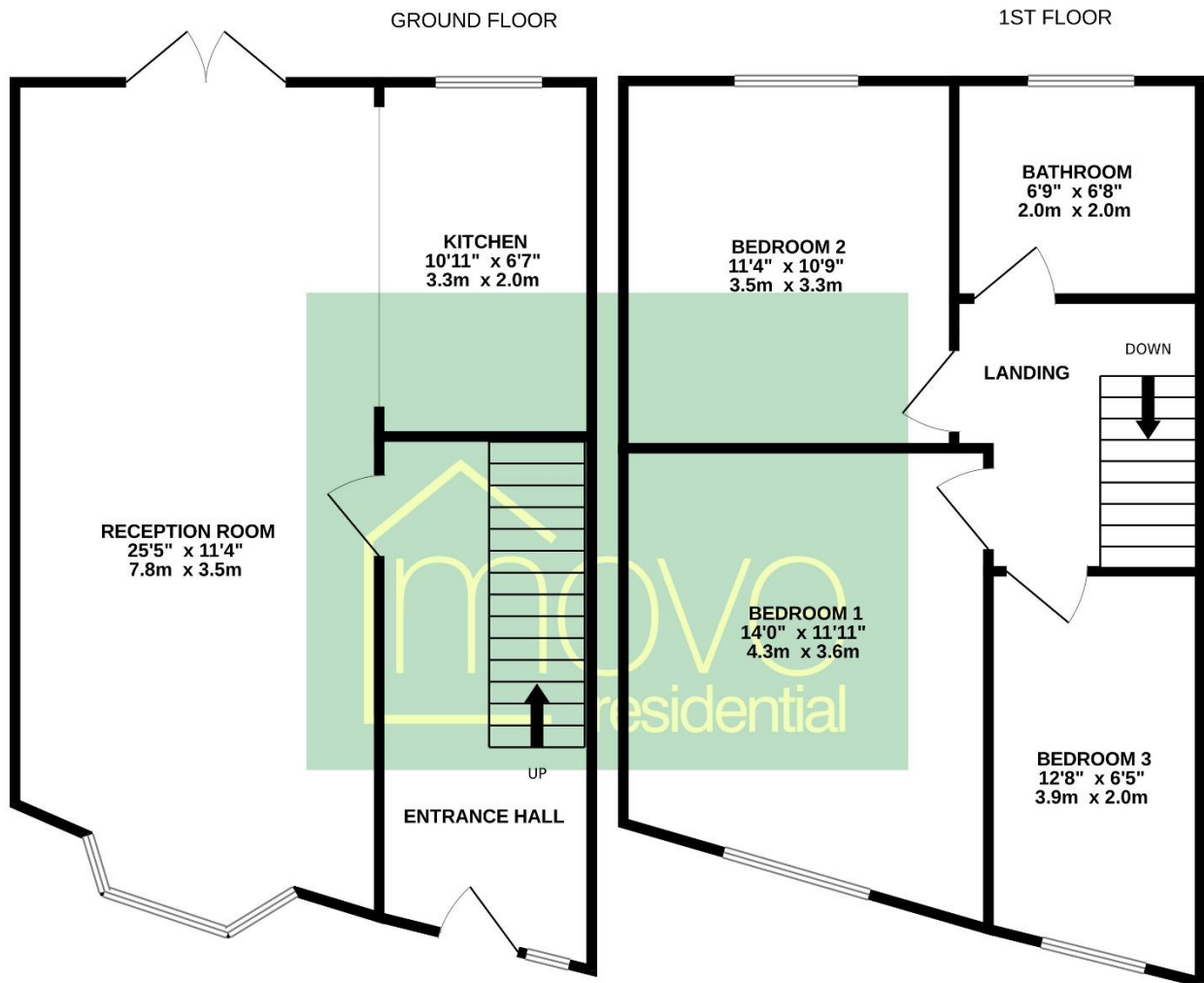
Description

This fully refurbished three bedroom terrace home, located on Garston Old Road in the highly favoured residential area of Grassendale, L19, is offered for sale with no onward chain by appointed agents Move Residential. Enjoying a prime position overlooking the scenic Garston playing fields and park, the property has been finished to high specifications throughout. Boasting a clean stylish décor, this presents an opportunity not to be missed for those looking for a property they can move into right away with no work needed. An inviting entrance hall greets you into the residence, leading into a spacious through reception room which is awash with natural light courtesy of a bay window to the front and a set of French doors to the rear. Immaculately presented featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming space to relax and enjoy mealtimes with family and friends. This flows seamlessly into a modern kitchen featuring chic fitted base and wall units, complimentary marble pattern worktops providing plentiful surface space, and a selection of sleek integrated appliances. The first floor continues to impress, offering two generously sized double bedrooms and a well-proportioned single room, each beautifully finished featuring plush carpeting throughout, and adding the finishing touch to the interior of this stunning home is a luxurious three-piece family bathroom suite. Externally, the property further benefits from a delightful rear garden consisting of a low-maintenance artificial lawn and a flagged patio area. To the front, a driveway provides off-road parking.

Location

Grassendale 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 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 : 980sq.ft. (91.0 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		85 B
69-80	C		
55-68	D	63 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.