

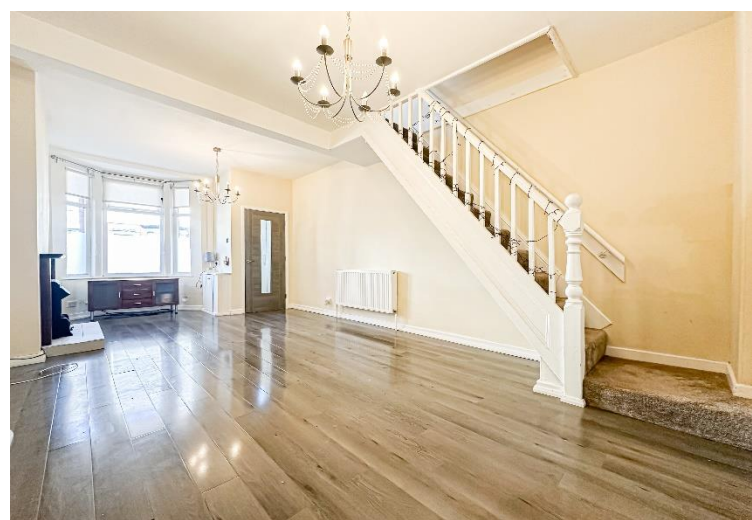


## Calthorpe Street, Garston, Liverpool, L19 1RE

- Two Bedroom Mid Terrace Property
- Ideal Purchase For First Time Buyers
- Bright & Spacious Reception Room
- Luxury Ground Floor Shower Room
- Located In Popular Area Of Garston
- Generously Sized & Well Presented
- Modern Kitchen With Stylish Units
- Two Substantial Double Bedrooms



£180,000









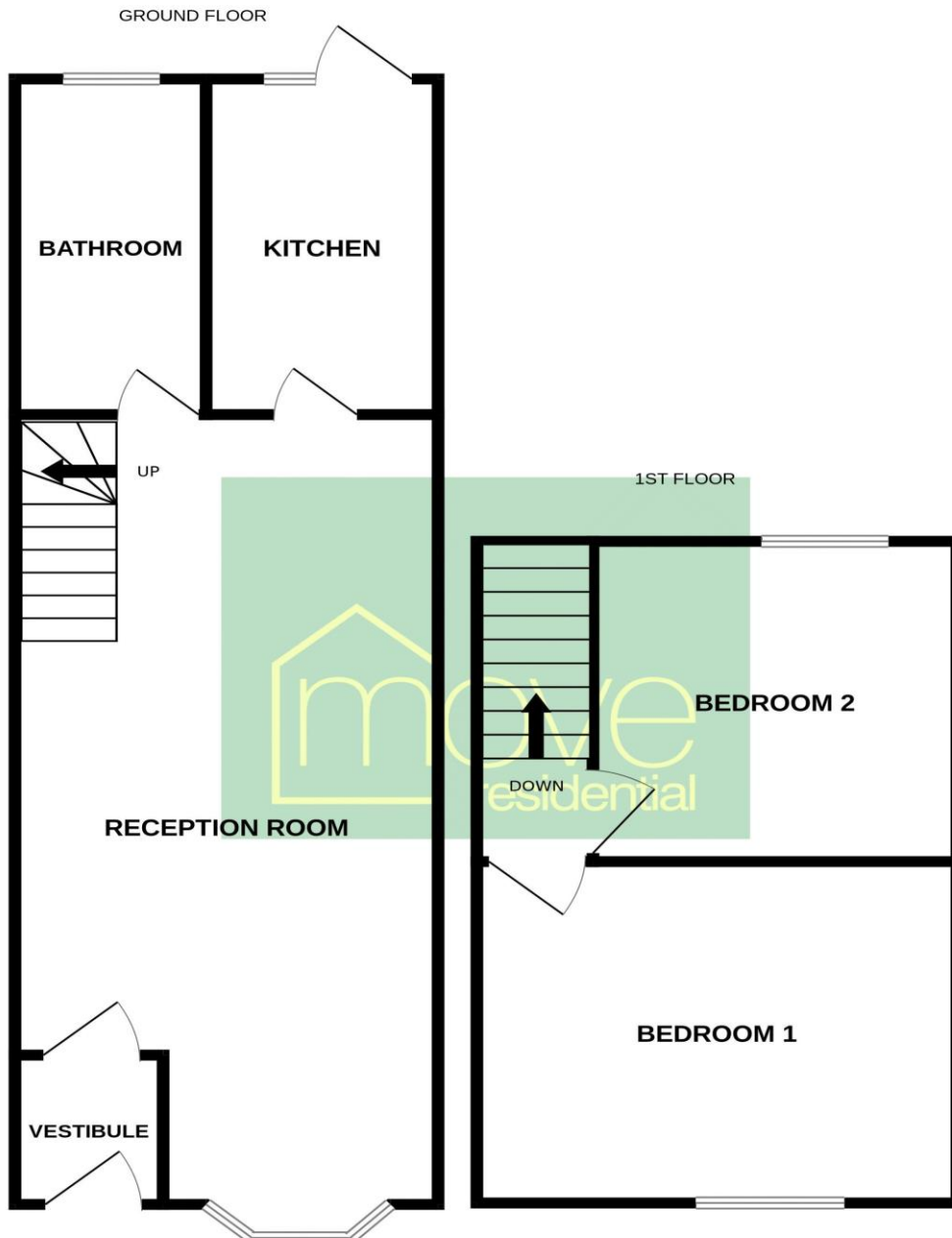
## **Description**

Move Residential are delighted to present to the sales market this brilliant two bedroom mid terrace property, located in the popular residential area of Garston, L19. Offering spacious and well-presented accommodation throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the vestibule, you are greeted by a generous reception room which is flooded with natural light courtesy of a bay window. Finished in a neutral décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming social space for relaxing and entertaining. To the rear of the property you will find a modern fitted kitchen complete with a range of stylish fitted units and complementary worktops, along with a luxurious family shower room which features chic tiling to the walls and floor and a walk-in shower unit. The first floor is home to the sleeping accommodation which consists of two substantial double bedrooms, each finished to an excellent standard and receiving plenty of natural light.

## **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. 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 : 667sq.ft. (62.0 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		
69-80	C		78 C
55-68	D	57 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.