



## Chapel Road, Garston, Liverpool, L19 2LE

- Two Bedroom End Terrace Property
- Ideal For First Time Buyers/Investors
- Reception Room & Fitted Kitchen
- Two Generous Double Bedrooms
- Located In Popular Area Of Garston
- Well-Proportioned & Maintained
- Downstairs Family Bathroom Suite
- Low-Maintenance Enclosed Yard



Offers in Excess of £130,000









## **Description**

Move Residential are delighted to present to the sales market this brilliant two bedroom end terrace home, located on Chapel Road in the popular residential area of Garston, L19. Boasting spacious and well-maintained accommodation throughout, this promises to make an ideal purchase for first time buyers or investors. Following through the vestibule entrance, you are led into a bright and generous reception room, leading through to a modern kitchen complete with a range of fitted units and plentiful worktop space. Concluding the ground floor is a three-piece family bathroom suite. The first floor is home to two well-proportioned double bedrooms, each featuring fitted wardrobes. Externally, the property benefits from a low-maintenance enclosed yard to the rear.

## **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.

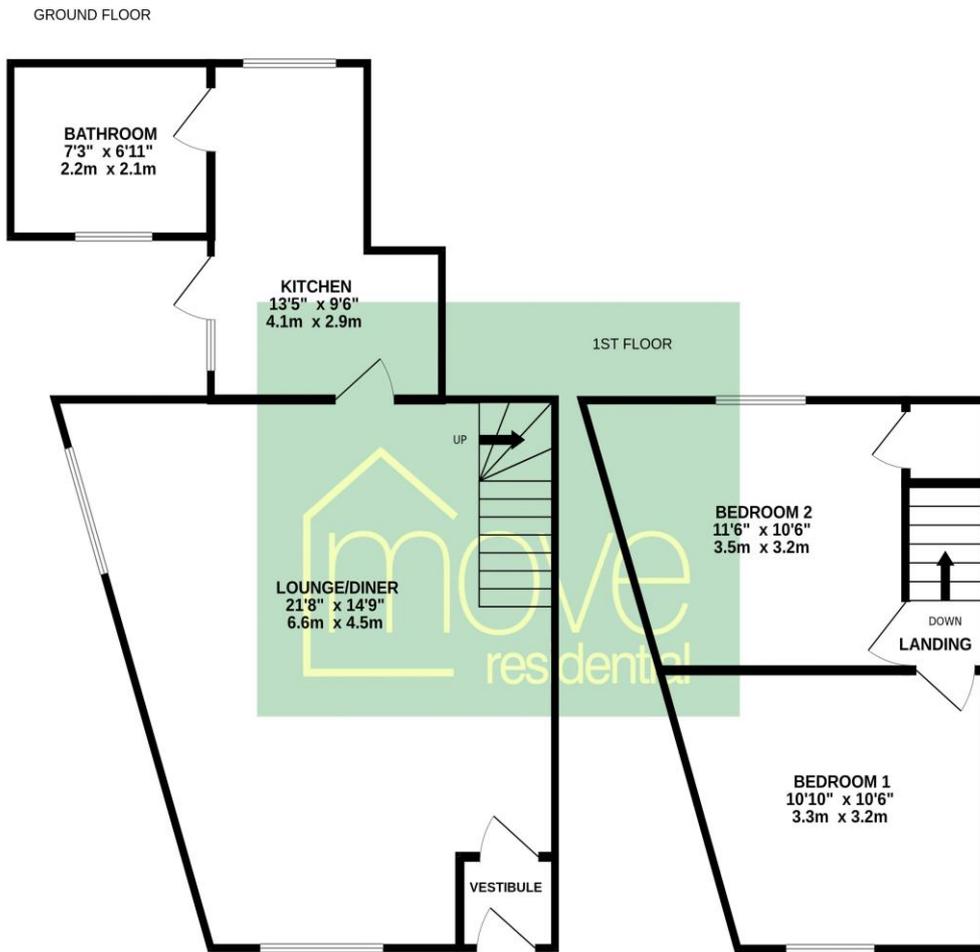
## **EPC Summary**

Awaiting Image.

## **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



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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