



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

- Delightful Three Bedroom Terrace Property
- Fantastic Opportunity For First Time Buyers
- Entrance Hall & Bay-Fronted Family Lounge
- Three Bedrooms & Family Bathroom Suite
- Located In The Residential Area Of Garston
- Well-Proportioned & Beautifully Presented
- Delightful Dining Area & Modern Kitchen
- Well-Maintained Enclosed Yard To Rear



£220,000





















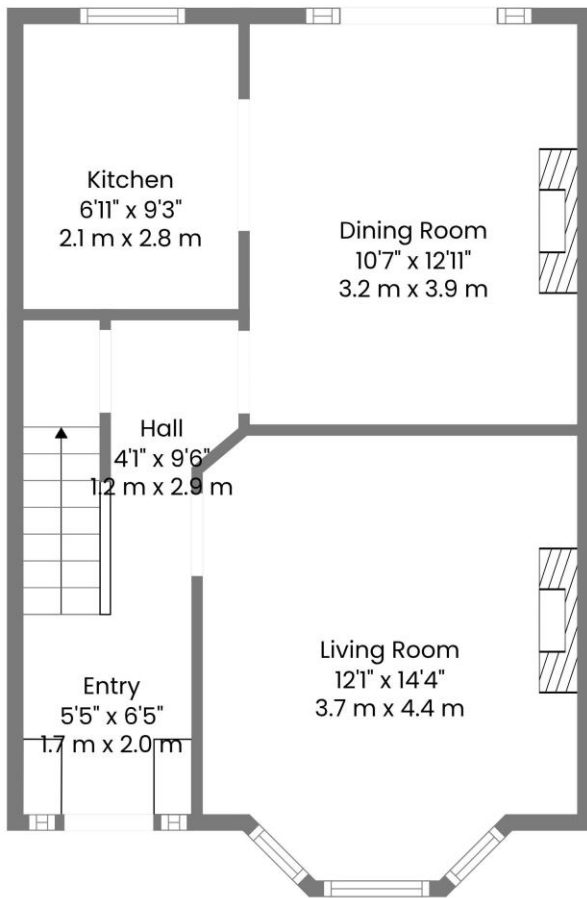
## **Description**

Arriving at the sales market courtesy of appointed agents Move Residential is this delightful three bedroom terrace home, located on Calthorpe Street in the popular residential area of Garston, L19. Well-proportioned and beautifully presented throughout, this promises to make an ideal purchase for first time buyers looking to get on the property ladder. An entrance hall greets you into the home, leading through to a spacious family lounge, which is awash with natural light courtesy of a bay-window and enjoys a feature fireplace, providing a welcoming space to relax and unwind. Following this is a dining area which enjoys french doors out to the rear and flows seamlessly into a modern fitted kitchen, presenting a social setting for sharing mealtimes and cooking in company. Continuing up to the first floor, you will discover two generously sized double bedrooms and a single room, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe three-piece family bathroom suite, featuring stylish patterned flooring. Externally, the property further benefits from a well-maintained enclosed yard to the rear, providing a charming spot for enjoying al-fresco dining during the warmer months.

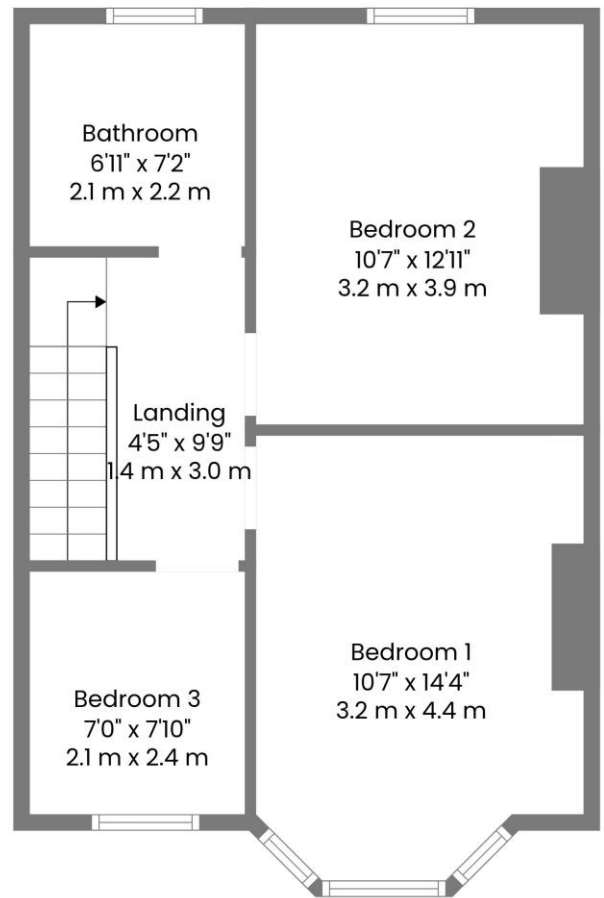
## **Location**

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



Floor 1



Floor 2

**TOTAL: 938 sq. ft, 88 m2**

FLOOR 1: 469 sq. ft, 44 m2, FLOOR 2: 469 sq. ft, 44 m2

EXCLUDED AREAS: WALLS: 90 sq. ft, 8 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.



## **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.