

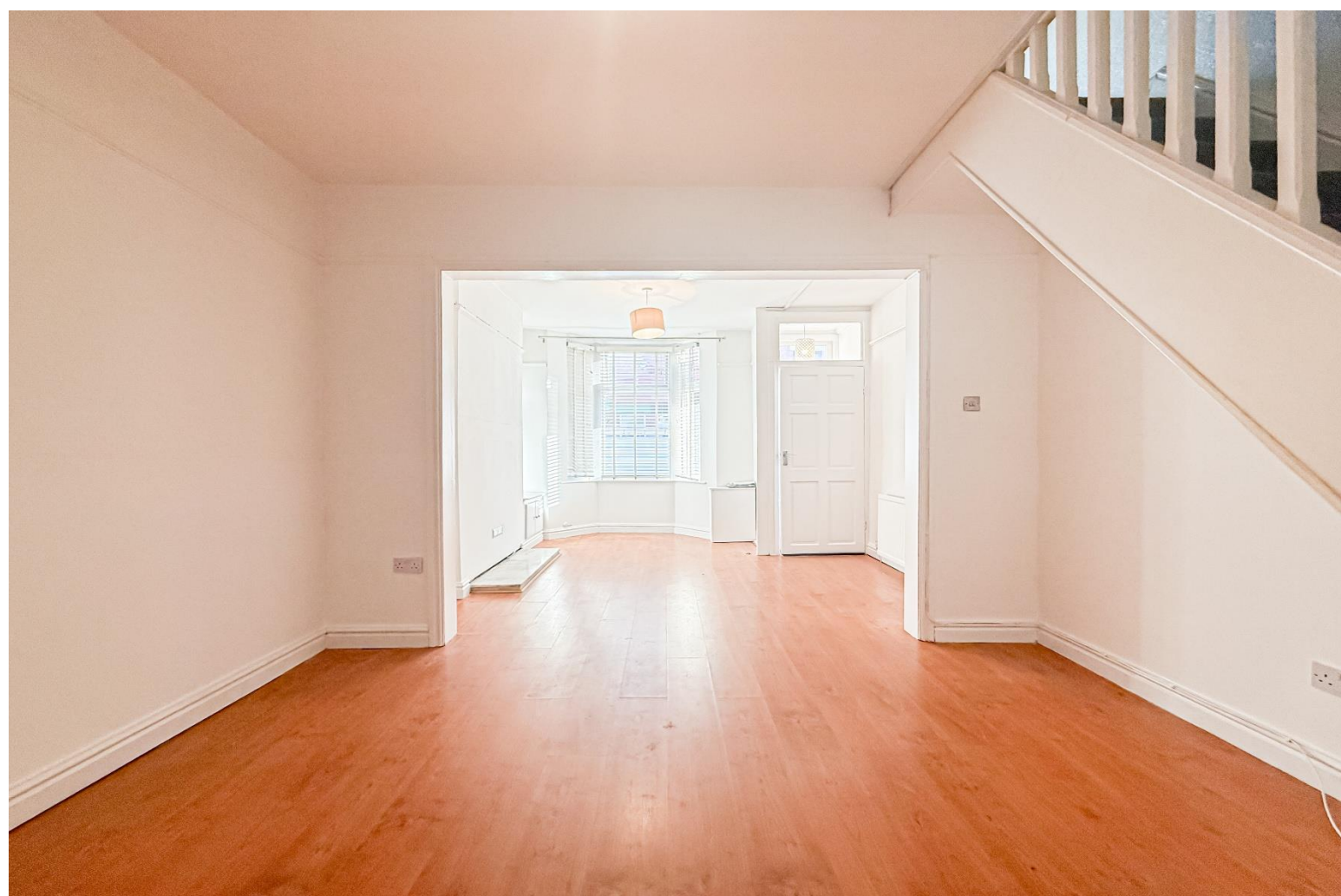


Ebrington Street, Garston, Liverpool, L19 1QT

- Fantastic Three Bedroom Terrace Home
- Ideal For Investors & First Time Buyers
- Bay-Fronted Through Reception Room
- Three Bright & Substantial Bedrooms
- Located In The Popular Area Of Garston
- Spacious & Well-Presented Throughout
- Fitted Kitchen & Ground Floor Bathroom
- Low-Maintenance Enclosed Yard To Rear



£180,000









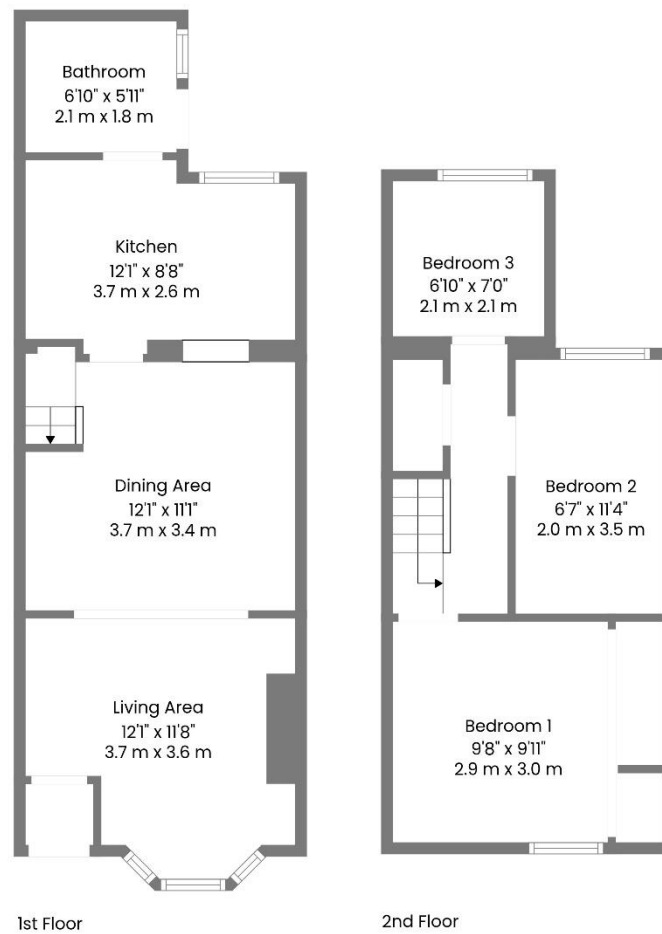
Description

Move Residential are thrilled to present to the sales market this fantastic three bedroom terrace home, located on Ebrington Street in the popular residential area of Garston, L19. Generously proportioned and well-presented throughout, this promises to make an ideal purchase for both first time buyers and investors. This property comprises in brief of a vestibule, leading through to a spacious bay-fronted through reception room which offers a social setting for relaxing and enjoying mealtimes with family and friends. This is followed by a sizable kitchen complete with a range of attractive fitted base and wall units, and concluding the ground floor is a contemporary style three-piece family bathroom suite. Continuing up to the first floor, you will discover two generously sized double bedrooms along with a well-proportioned single room, each finished to an excellent standard and receiving plenty of natural light, with the master further benefitting from fitted wardrobes. Externally, the property enjoys 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. 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.

Floorplan



TOTAL: 731 sq. ft, 68 m2

1st floor: 415 sq. ft, 39 m2, 2nd floor: 316 sq. ft, 29 m2

EXCLUDED AREAS: WALLS: 94 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.