



Garth Drive, Liverpool L18 6HW

welcome to

Garth Drive, Liverpool

Garth Drive is near Calderstones and Sefton Parks, top schools like Calderstones School and Liverpool College, and vibrant Allerton Road amenities. Excellent transport links, including Mossley Hill and West Allerton stations, provide easy access to Liverpool city centre.



Lounge

14' 6" x 18' 9" (4.42m x 5.71m)

Dining Room

Irregular Shaped Room 25' 7" x 14' 2" to max (7.80m x 4.32m)

Open Plan Kitchen Diner

Irregular Shaped Room 22' 5" x 23' to max (6.83m x 7.01m)

Utility Room

8' 2" x 5' 8" (2.49m x 1.73m)

Bedroom One

19' 5" to fitted wardrobes x 11' 7" to max (5.92m to fitted wardrobes x 3.53m to max)

Bedroom Two

16' 7" to max x 12' 7" to fitted wardrobe (5.05m to max x 3.84m to fitted wardrobe)

Bedroom Three

17' 4" x 11' 7" (5.28m x 3.53m)

Bedroom Four

12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom Five

12' 2" x 9' 7" (3.71m x 2.92m)

Bathroom

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."



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welcome to

Garth Drive, Liverpool

- Five Bedroom Semi Detached Property
- Bay Fronted Lounge
- Second Reception Room
- Stunning Open Plan Kitchen Diner
- Utility Room and Downstairs Wc

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£895,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123400 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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