



**Garston Old Road, Garston**  
Liverpool

**£475,000**



- Spectacular Four Bedroom Semi Detached Residence
- Located In The Favoured Residential Area Of Garston
- Substantially Extended & Finished To A High Standard
- Hallway & Two Beautifully Finished Reception Rooms
- Open Plan Kitchen Diner & Downstairs Shower Room
- Four Substantial & Impeccably Presented Bedrooms
- Luxurious Modern Four-Piece Family Bathroom Suite
- Delightful Garden To Rear & Ample Off-Road Parking

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

# Garston Old Road

Garston, Liverpool

Standing proudly on Garston Old Road in the highly favoured residential area of Garston, L19, is this spectacular four bedroom semi detached residence, showcased to the sales market courtesy of appointed agents Move Residential. Boasting an attractive frontage, this property has been substantially extended, offering a wealth of generously proportioned and versatile living space, thoughtfully arranged to meet the needs of modern living. The interiors retain many characterful original features which beautifully harmonise with high specification modern finishes, creating a unique living experience which promises to make a wonderful future home for a very lucky family.

An inviting entrance hall greets you into the property, leading through to a spacious and beautifully presented family lounge which enjoys a box bay-window flooding the space with natural light, offering a welcoming space for relaxation and entertaining. This is followed by a second substantial reception room which features a set of French doors to the rear providing views and access out to the rear garden. Continuing through you will find an open plan kitchen diner which is certain to impress, complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. A breakfast bar provides the ideal spot for more casual dining, and with ample room to accommodate a dining table, this presents a fantastic social setting for enjoying family mealtimes and hosting on a larger scale.



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Concluding the ground floor is a generous double bedroom, enjoying a set of sliding doors out to the garden, which is accompanied by a contemporary style shower room.

Ascending to the first floor, you will discover three further well-proportioned bedrooms, each finished to an impeccable standard featuring wood style flooring and receiving plenty of natural light. Serving the sleeping accommodation and adding the finishing touch to the interior of this magnificent home is a deluxe four-piece family bathroom suite featuring chic patterned flooring.

Externally, the property enjoys a sizable rear garden which provides a delightful outdoor space for recreational activities and al-fresco dining. To the front, a driveway provides ample off-road parking and comes complete with an EV charging point, and this home further benefits from solar panels.





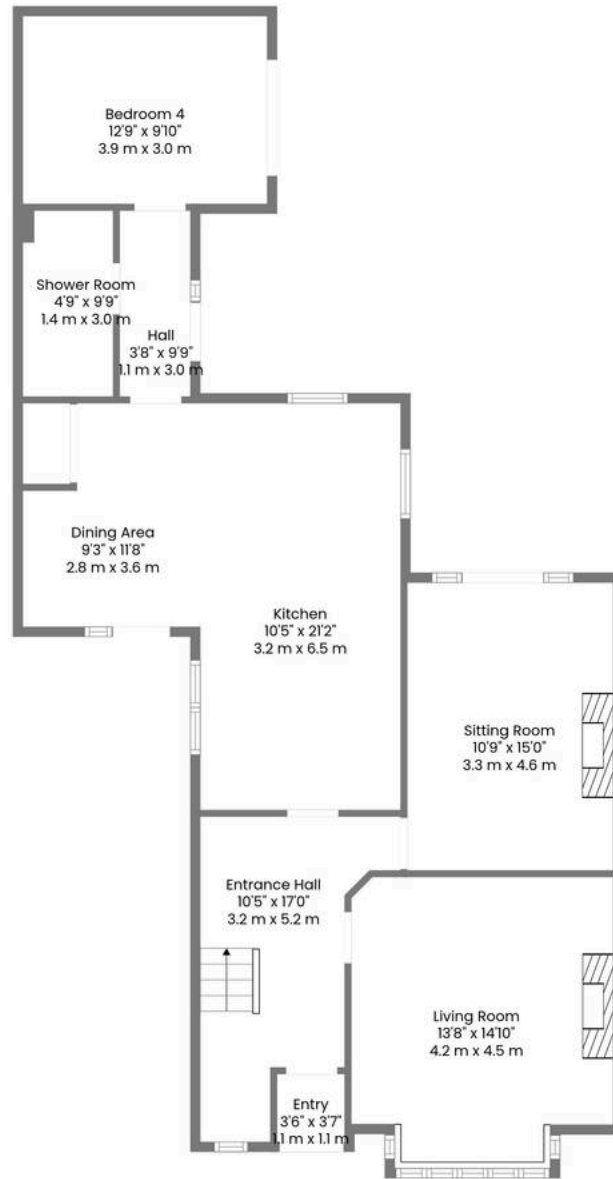




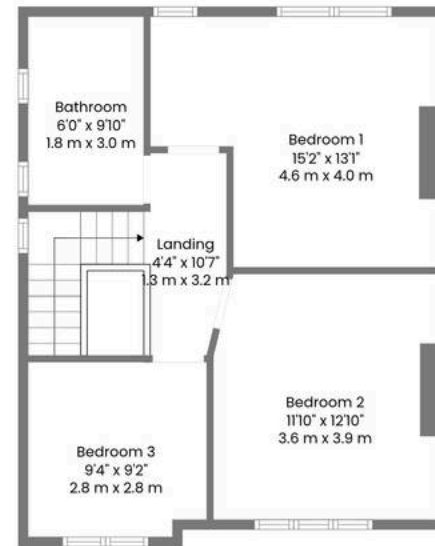








1st Floor



2nd Floor

**TOTAL: 1616 sq. ft, 150 m<sup>2</sup>**

1st floor: 1056 sq. ft, 98 m<sup>2</sup>, 2nd floor: 560 sq. ft, 52 m<sup>2</sup>

EXCLUDED AREAS: UNDEFINED: 13 sq. ft, 1 m<sup>2</sup>, WALLS: 146 sq. ft, 14 m<sup>2</sup>

