Kings Lynn Drive, Garston, L19









For Sale - £375,000 Offers in Excess of

Key Features

- 4 Bedroom 1 Bathroom Detached House
- EPC Rating: C
- Lvt Flooring and Newly Fitted Radiators
- Modern Fitted Kitchen with Integrated Appliances
- Open-Plan Kitchen/Diner with French Doors to the Garden
- Spacious Living Room
- Well-Proportioned Bedrooms
- Contemporary Bathroom and Ground-Floor Wc
- Landscaped Garden with Patio and Artificial Grass
- Heated Outhouse with Lighting and Electrical Points
- Sought-After L19 Location
- Viewing Highly Recommended

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 90 square metres / 963 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £14.92 per month
- Ground Rent: £315 per year
- Parking: Driveway
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 978 year(s) (approx)
- Service Charge: £179 per annum
- Ground Rent: £315 per annum
- Leasehold Information: No restriction on pets or sub-letting

Description

Brought to the market by Atlas Estate Agents, this attractive detached family home is situated on Kings Lynn Drive, in the popular area of Garston, L19. Offered for sale with no onward chain, the property provides well-presented and versatile accommodation arranged over two floors, making it an appealing choice for families seeking a comfortable home in a sought-after residential location.

The ground floor features a spacious living room, offering a welcoming setting for relaxing and entertaining. To the rear, the modern fitted kitchen is thoughtfully designed with a range of integrated appliances and flows seamlessly into the dining area, creating an attractive open-plan space for everyday living. French doors provide direct access to the rear garden, allowing plenty of natural light to fill the room. Further benefits include stylish LVT flooring, newly fitted radiators and a convenient ground-floor WC.

To the first floor, there are four well-proportioned bedrooms, offering flexible accommodation for family members, guests or those requiring space to work from home. The contemporary family bathroom completes the first-floor layout.

Externally, the property boasts a landscaped rear garden, featuring a combination of paved patio and artificial grass, providing an attractive setting for outdoor dining and relaxation. A particularly useful addition is the heated outhouse, complete with lighting and electrical points, offering excellent potential for use as a home office, hobby room or additional storage space.

Ideally positioned within the sought-after L19 area of Garston, the property is well placed for a range of local amenities, schools and transport links.

Offered for sale with no onward chain, this appealing family home has much to offer. Early viewing is highly recommended to fully appreciate the accommodation and features on offer.

Additional Images


Rear Garden


Living Room


Living Room


Kitchen/Diner


Kitchen/Diner


Kitchen/Diner

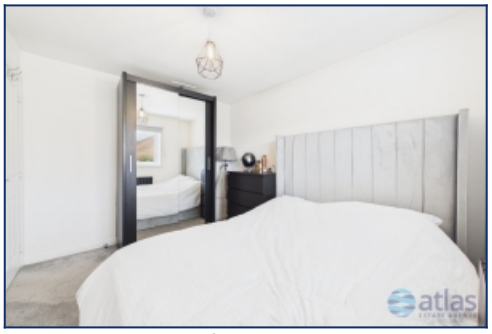

Kitchen/Diner

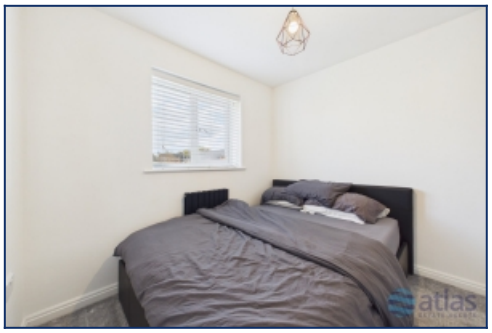

Ground Floor Wc

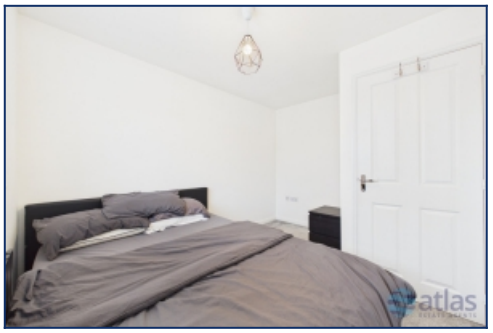

Ground Floor Wc

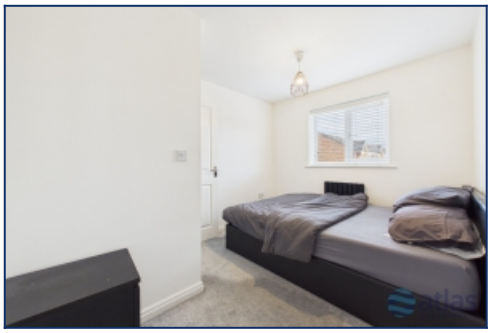

Landing


Bedroom One


Bedroom One


Bedroom Two


Bedroom Two


Bedroom Two


Bedroom Three


Bedroom Three


Bedroom Four


Bedroom Four


Bathroom


Rear Garden


Outhouse


Outhouse


Outhouse


Aerial View Of Rear Garden


Aerial View Of Plot


Front Elevation

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.