

Almond Court, Garston, L19



For Sale - £200,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Well Presented & Ready to Move Into
- Sunroom Offering Views of the Large Garden
- Recently Modernised and Contemporary Kitchen
- Fully Tiled Bathroom With Bath & Shower
- Large South Facing Rear Garden With Patio Area
- Driveway and Off Street Parking
- Close to Great Transport Links - 7 Minute Drive to Liverpool South Parkway
- Close to a Wealth of Amenities - 4 Minute Drive to New Mersey Retail Park
- Boiler Recently Replaced in 2023
- Beautiful Family Home - Viewings Highly Recommended

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 69 square metres / 746 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Description

Welcome to Almond Court, Garston, where Atlas Estate Agents proudly presents this exceptional semi-detached house for sale. Nestled in a thriving community, this property is a testament to comfort, convenience, and contemporary living.

Step into a residence that effortlessly blends style and practicality. The accommodation spans two floors, offering a seamless flow throughout. The heart of this home is undoubtedly the recently modernized kitchen, a culinary haven that effortlessly combines functionality with sleek, modern design.

Entertain guests or unwind in the two spacious reception rooms, each exuding a welcoming ambiance. Natural light floods through, enhancing the well-presented interior, making it ready for you to move in and make it your own.

Discover three inviting bedrooms that promise restful nights, complemented by a fully tiled bathroom featuring both a bath and shower for your convenience. The attention to detail is evident in every corner, making this property a beautiful family home.

One of the standout features is the sunroom, providing panoramic views of the large south-facing rear garden. Imagine lazy afternoons basking in the

sunlight, or evenings spent on the patio area, creating memories with family and friends.

Parking is a breeze with a driveway and off-street parking, ensuring that you always have a convenient spot waiting for you. The practicality extends beyond the property, as this home is strategically located with great transport links – a mere 7-minute drive to Liverpool South Parkway. Additionally, a 4-minute drive takes you to the New Mersey Retail Park, offering a wealth of amenities at your doorstep.

The thoughtful upgrades continue, with the boiler being replaced in 2023, ensuring the home is as efficient as it is beautiful. This property is a testament to a perfect blend of contemporary living, convenience, and a warm family atmosphere.

Don't miss the chance to make this your home sweet home. Viewings are highly recommended to truly appreciate the charm and functionality that this property has to offer. Contact Atlas Estate Agents today and take the first step towards your dream home.

Additional Images



Bedroom 2



Garden



Front Living Room



Kitchen



Kitchen / Dining



Sunroom



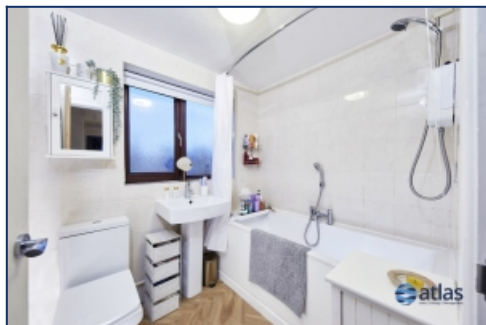
Landing



Bedroom 1



Bedroom 3



Bathroom

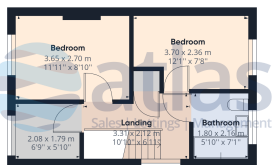


Garden

Floor Plans



Ground Floor



Floor 1



(7) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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