

## Calthorpe Street, Garston, L19



**For Sale - £230,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Situated in a Highly Sought-After Garston L19 Location
- Bright and Welcoming Lounge Complete with a Charming Bay Window
- Open-Plan Dining Area Flowing Seamlessly Into the Kitchen
- Contemporary Fitted Kitchen with Modern Finishes
- Two Spacious Double Bedrooms Plus a Versatile Third Bedroom Ideal for Guests or a Home Office
- Stylish, Modern Fitted Bathroom
- Attractive Low-Maintenance Yard Offering a Pleasant Outdoor Space
- Just an 8-Minute Drive to New Mersey Retail Park
- Within Walking Distance of Cressington and Liverpool South Parkway Train Stations

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 803 square feet / 75 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Calthorpe Street, Garston, L19, presents a wonderful opportunity to secure a stylish and comfortable home in one of the area's most sought-after locations.

Set across two well-planned floors, the property welcomes you with a bright and inviting lounge, beautifully enhanced by a traditional bay window that floods the space with natural light. From here, the layout flows effortlessly into an open-plan dining area, creating an ideal setting for family meals or relaxed entertaining. The contemporary fitted kitchen sits just beyond, boasting modern finishes and ample storage, perfectly designed for everyday living.

Upstairs, the home offers three well-proportioned bedrooms, including two generous doubles and a versatile third room that lends itself perfectly to use as a guest bedroom, nursery, or home office. A stylish, modern bathroom completes the first floor, featuring quality fittings and a clean, elegant design.

Outside, the property benefits from an attractive, low-maintenance yard—an ideal spot to enjoy a morning coffee or a peaceful moment in the fresh air.

Perfectly positioned for local amenities and excellent transport links, this home is just an 8-minute drive from New Mersey Retail Park and within walking

distance of both Cressington and Liverpool South Parkway train stations, ensuring effortless connections across the city and beyond.

A delightful blend of comfort, convenience, and contemporary living—this is a property not to be missed.

## Additional Images



Yard



Hallway



Hallway



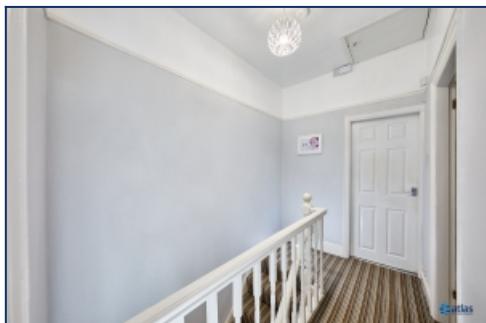
Lounge



Dining Room



Dining Room



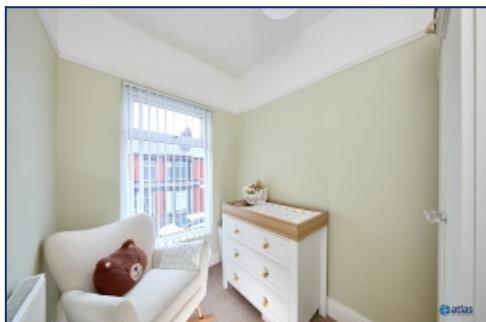
Landing



Bedroom



Bedroom



Bedroom

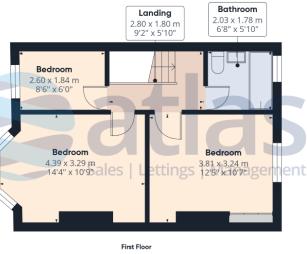


Yard

## Floor Plans



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
164.4 m<sup>2</sup>  
1783 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculation reference: 164.4 m<sup>2</sup>  
164.4 m<sup>2</sup> Calculated Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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