

## Southampton Drive, Garston, L19



**For Sale - £325,000**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: B
- Beautiful Family Home Set Over Three Floors in Desirable L19 Location
- Wonderful Loft Bedroom with En Suite Shower Room
- Sleek Contemporary Bathroom and Shower Room
- Well-Presented Front and Rear Gardens - Rear Gardens with Sizeable Patio/Dining Area
- Garage Space Plus Wooden Summer House and Hot Tub
- Modern and Bright Open Plan Kitchen/Dining Room
- Four Good Sized Bedrooms
- Downstairs W.C - Lovely Wide and Welcoming Entrance and Landing Space
- Excellent Transport Links - Three Minute Drive to Cressington Train Station
- Six Minute Drive to New Mersey Retail Park - 8 Minutes to Range of Amenities of Aigburth Road and Sefton Park

### Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 127 square metres / 1,367 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £504 per annum
- Ground Rent: £104 per annum
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing, Air Conditioning
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic), Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 15/07/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 14/07/3005 (approx)
- Lease Term Remaining: 980 year(s) (approx)
- Service Charge: £504 per annum
- Ground Rent: £104 per annum

### Description

Welcome to Southampton Drive, Garston, L19, a stunning semi-detached house brought to the market by Atlas Estate Agents. This beautiful family home, spanning over three floors, is a true gem in a desirable location. With no onward chain, this property is ready for its new owners to move in and create lasting memories.

As you step inside, you are greeted by a lovely wide and welcoming entrance, leading you to the well-presented front and rear gardens. The rear gardens boast a sizeable patio and dining area, perfect for hosting gatherings or enjoying outdoor meals with loved ones. Additionally, there is a wooden summer house that provides a tranquil retreat or a versatile space for various activities.

The modern and bright open plan kitchen/dining room is an inviting space for culinary adventures and family meals. The sleek contemporary bathroom and shower room offer a touch of luxury and provide a tranquil oasis for relaxation.

This property offers ample space with two reception rooms, ideal for entertaining guests or creating separate living areas for the family. With four good-sized bedrooms spread across the accommodation arranged over three floors, everyone can enjoy their private sanctuary.

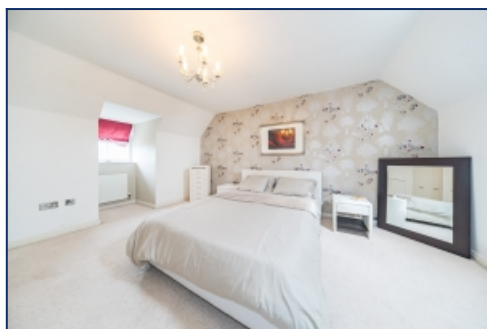
The loft, complete with a shower room, adds another layer of versatility to this impressive home. It can serve as a guest suite, a home office, or a playroom, catering to your specific needs.

Convenience is at your doorstep with excellent transport links. Cressington Train Station is just a three-minute drive away, ensuring easy commuting options. The New Mersey Retail Park is a short six-minute drive, providing a range of shopping and entertainment opportunities. Aigburth Road and Sefton Park, with their array of amenities, are within an eight-minute drive.

This property offers 127 square meters of space, including a garage, allowing for secure parking and additional storage options.

Don't miss the chance to make this beautiful family home in the desirable L19 location your own. Contact Atlas Estate Agents today to arrange a viewing and begin the next chapter of your life in this charming property.

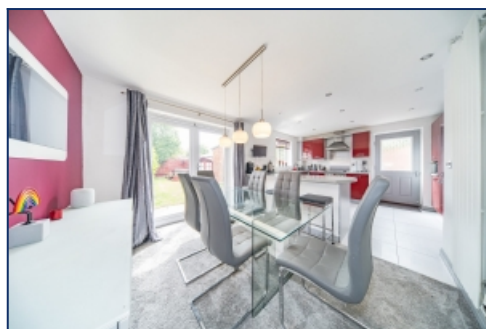
## Additional Images



Principal Bedroom



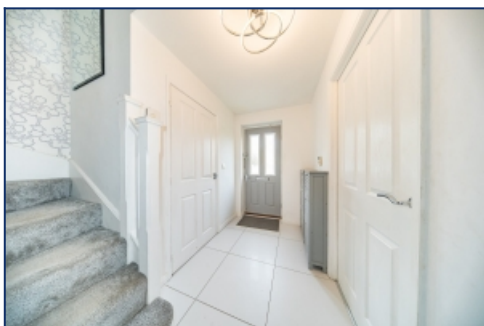
Dining/Kitchen



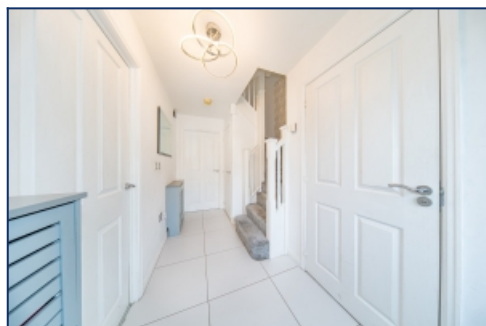
Kitchen/Dining



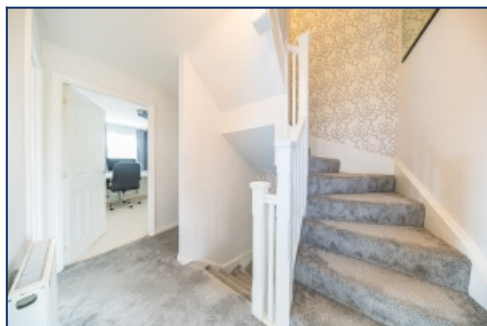
Rear Garden



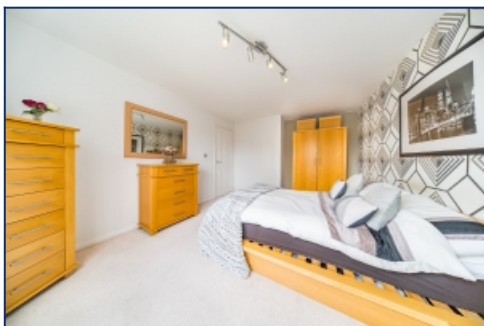
Hallway



Hallway



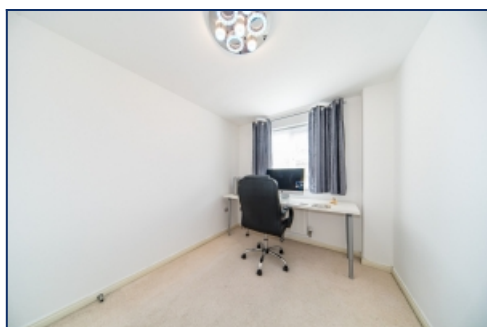
Landing



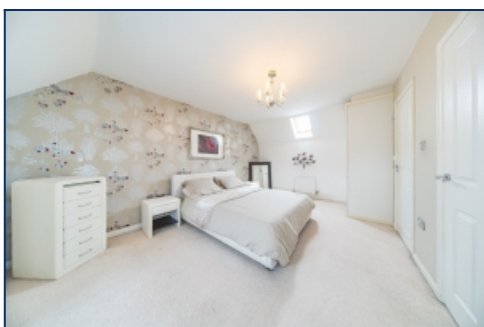
Bedroom Two



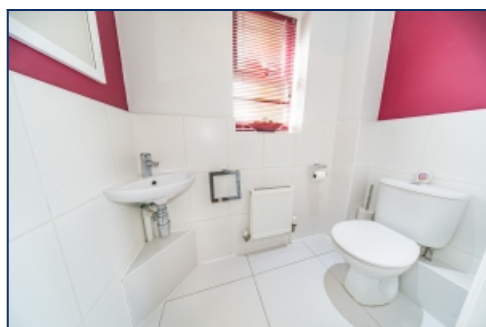
Bedroom Three



Bedroom Four



Principal Bedroom

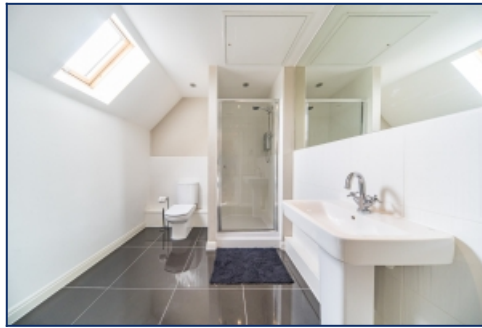


Ground Floor Wc





Bathroom



En-suite



En-suite



Rear Garden



Rear Garden

## Floor Plans



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