

## York Street, Garston, L19



**For Sale - £99,950**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: E51
- No Chain - Ready to Buy!
- Modern Fitted Kitchen and Bathroom
- Served by Excellent Transport Links
- Two Double Bedrooms
- Local Shops and Amenities
- Rear Yard with Gated Access
- Double Glazing & Gas Central Heating
- Minutes from New Mersey Retail Park, John Lennon Airport & Liverpool South Parkway
- Ample On Street Car Parking
- Early Viewing Advised!

### Further Details

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

### Description

A WELL PRESENTED 2 BEDROOM TERRACED HOUSE SITUATED IN THE POPULAR SOUTH LIVERPOOL SUBURB OF GARSTON, L19.

Situated in Garston, a small yet popular south Liverpool suburb and home to many useful amenities including Liverpool South Parkway Train Station, Long Lane Sports Complex and a municipal library. Neighbouring suburb Speke, encompasses Liverpool John Lennon Airport, New Mersey Retail Park and Speke Hall. Speke Hall is a wood-framed wattle-and-daub Tudor manor house and is one of the finest surviving examples of its kind. St Mary's Road is a popular main road running through Garston and features a diverse selection of wine bars, coffee shops and independent businesses. Garston is also home to good schools including Gilmour Junior School and can be within the catchment area of St Margaret's Academy. It offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance vestibule, living room, dining room and kitchen. To the first floor there are two double bedrooms and a family bathroom. Externally there is a rear yard with gated access and ample on street car parking.

The property also benefits from double glazing and gas central heating.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Room Details

### Living Room

4.36 x 4.22 metres (14' 4" x 13' 11")

Window to the front aspect, radiator, laminate flooring and cupboard housing meters.

### Dining Room

2.69 x 4.22 metres (8' 10" x 13' 11")

Window to the rear, laminate flooring and radiator.

### Kitchen

3.02 x 2.42 metres (9' 11" x 8' 0")

Range of wall and base units, tiled floor and splashback, gas hob and oven, extractor hood, housing for appliance, sink with mixer tap, window to the side aspect and UPVC door to the rear.

### Bedroom One

4.20 x 3.26 metres (13' 10" x 10' 9")

Carpet flooring, window to the front aspect and radiator.

### Bedroom Two

3.75 x 3.64 metres (12' 4" x 12' 0")

Window to the rear, carpet flooring and radiator.

### Bathroom

3.07 x 2.39 metres (10' 1" x 7' 11")

Tiled floor and part tiled walls, frosted window to the rear, W.C, hand wash basin, shower over bath, radiator and storage cupboard.

## Additional Images



Dining Room



Bathroom



Living Room



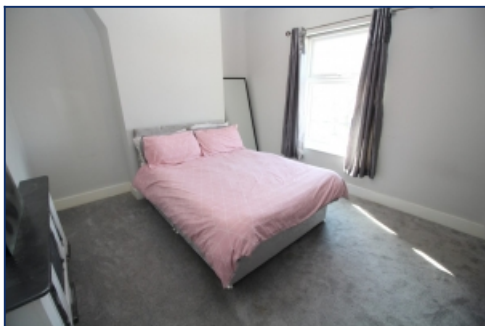
Living Room



Dining Room



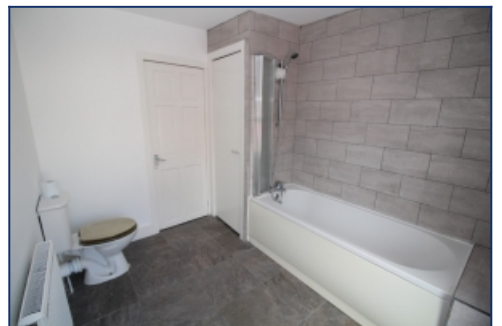
Kitchen



Bedroom One



Bedroom Two



Bathroom

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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