

## Leeming Grove, Garston, L19



**For Sale - £180,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: C77
- No Onward Chain
- Modern Fitted Kitchen with Appliances
- Large Rear Garden with Patio Area
- Two Bathrooms
- Served by Excellent Transport Links
- Garage and Driveway Parking
- Situated Over Three Floors
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge, Freezer, Dishwasher

### Description

A WELL PRESENTED 3 BEDROOM TWO BATHROOM PROPERTY 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 hallway, entrance to garage, downstairs W.C and a kitchen / diner. To the first floor there is a double bedroom with en suite bathroom and spacious living room. To the second floor there are two double bedrooms and a family bedroom. Externally to the front of the property there is a driveway and integrated garage and to the rear there is a large rear garden with lawn and patio area.

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

4.67 x 3.30 metres (15' 4" x 10' 10")  
Two windows to the rear aspect, carpet flooring and radiator.

## Kitchen / Diner

3.40 x 4.64 metres (11' 2" x 15' 3")  
Tiled flooring and splash back, radiator, extractor fan, gas hob and oven, extractor hood, integrated fridge/freezer, dishwasher, stainless steel sink with mixer tap, dining area, window and UPVC French doors to the rear.

## Bedroom Two

2.90 x 2.60 metres (9' 7" x 8' 7")  
Window to the front aspect, carpet flooring, radiator and access to en suite shower room.

## En Suite

2.57 x 1.10 metres (8' 6" x 3' 8")  
Tiled floor and part tiled walls, W.C, shower cubicle, radiator and hand wash basin.

## Master Bedroom

4.67 x 3.31 metres (15' 4" x 10' 11")  
Window to the rear, carpet flooring, fitted wardrobes and dressing table, radiator and access to bathroom.

## Bedroom Three

2.43 x 4.11 metres (8' 0" x 13' 6")  
Window to the front aspect, fitted wardrobe, carpet flooring, radiator and cupboard housing boiler.

## Bathroom

2.37 x 2.30 metres (7' 10" x 7' 7")  
Tiled flooring, part tiled walls, bath, W.C, hand wash basin, shower cubicle, radiator and extractor fan.

## Garage

5.26 x 2.53 metres (17' 4" x 8' 4")  
Electricity, lights and up and over garage door.

# Additional Images



Kitchen



Kitchen



Dining Room



Dining Room



Living Room



Living Room



Bedroom Two



En Suite



Master Bedroom





Master Bedroom



Bathroom



Bathroom



Bedroom Three



Bedroom Three



Rear Garden



Rear Garden



Rear Garden

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