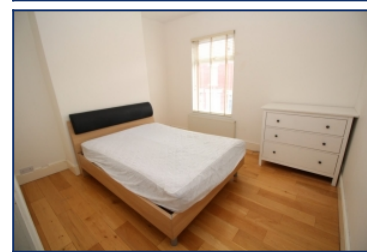


## Bellmore Street , Garston, L19



**For Sale - £120,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D63
- Well Presented Throughout
- Modern Fitted Kitchen & Bathroom
- Served by Excellent Transport Links
- Local Shops and Amenities
- Surrounded by Quality Local Schools
- Popular South Liverpool Location
- Ample On Street Car Parking
- Double Glazing & Gas Central Heating
- Rear Yard with Gated Access
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

AN WELL PRESENTED 2 BEDROOM TERRACE HOUSE BENEFITING FROM A MODERN FITTED KITCHEN & CONTEMPORARY BATHROOM WITH FEATURE VELUX SKYLIGHT.

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, knocked through living/dining room and a kitchen. To the first floor are a double bedroom, single bedroom and a family bathroom. Externally there is a small back yard with gated access.

The property also benefits from double glazing, gas central heating and a burglar alarm.

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

## Room Details

### Living/Dining Room

7.18 x 3.60 metres (23' 7" x 11' 10")

Bay window to the front, storage cupboards, entrance vestibule, radiator, window to the rear, stairs leading to the first floor and laminate flooring.

### Kitchen

3.93 x 1.77 metres (12' 11" x 5' 10")

Range of wall and base units, window to the side aspect, wooden door providing access to the rear yard, vinyl flooring, tiled splash back, sink with mixer tap, extractor hood, gas hob, electric oven and free standing fridge/freezer.

### Bedroom One

3.58 x 3.07 metres (11' 9" x 10' 1")

Window to the front, laminate flooring and radiator.

### Bedroom Two

3.46 x 2.02 metres (11' 5" x 6' 8")

Window to the rear, laminate flooring and radiator.

### Bathroom

1.91 x 1.80 metres (6' 4" x 5' 11")

Frosted window to the rear, hand wash basin, W.C, vinyl flooring, tiled walls, rainfall shower over bath, chrome towel heater and feature skylight.

## Additional Images



Bathroom



Bedroom Two



Living Room



Kitchen

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.