

## Chapel Road, Garston, L19



**For Sale - £175,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Bright and Spacious Front Lounge Room
- Second Reception Room with Fitted Alcove Shelving
- Sleek Kitchen with Integrated Gas Hob and Electric Oven
- Two Well-Appointed Bedrooms
- Spacious Family Bathroom with Bath and Separate Shower
- Quaint Back Garden with Plenty of Greenery
- Excellent Transport Links - 10 Minute Walk to Liverpool South Parkway Railway Station
- Close to Local Green Spaces - 5 Minute Walk to Garston Park
- Amongst a Wealth of Amenities - Plenty of Local Shops, Pubs Restaurants and Cafes

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 92 square metres / 988 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Atlas Estate Agents are delighted to bring to market a charming terraced house, located on Chapel Road in the heart of Garston, L19. This delightful property, offered with no onward chain, boasts a bright and spacious front lounge room, perfect for relaxing or entertaining guests.

The ground floor further accommodates a second reception room, featuring elegant fitted alcove shelving, ideal for showcasing your favourite books or decorative pieces. The sleek kitchen is fitted with an integrated gas hob and electric oven, ensuring you have all the modern conveniences at your fingertips.

Ascending to the first floor, you will find two well-appointed bedrooms, each offering a peaceful retreat at the end of the day. The spacious family bathroom is a standout feature, equipped with both a bath and a separate shower, catering to all your needs.

Outside, the quaint back garden offers a tranquil space, with plenty of greenery to enjoy a morning coffee or an evening drink. This property benefits from excellent transport links, being just a 10-minute walk to Liverpool South Parkway Railway Station, making commuting a breeze.

Moreover, the location is perfect for those who love the outdoors, with Garston Park only a 5-minute stroll away. The area is rich with amenities, including local shops, pubs, restaurants, and cafes, ensuring you have everything you need within easy reach.

This lovely home on Chapel Road is perfect for first-time buyers or small families seeking a vibrant community with excellent amenities and transport connections. Don't miss out on this opportunity to make this house your home.

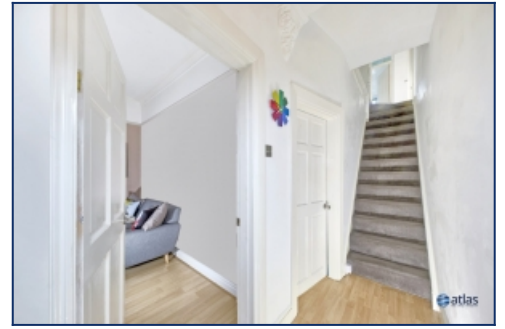
## Additional Images



Master Bedroom



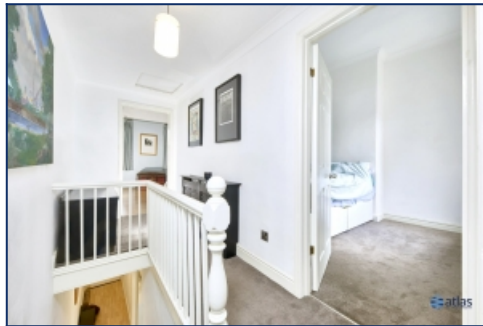
Bathroom



Entrance Hallway



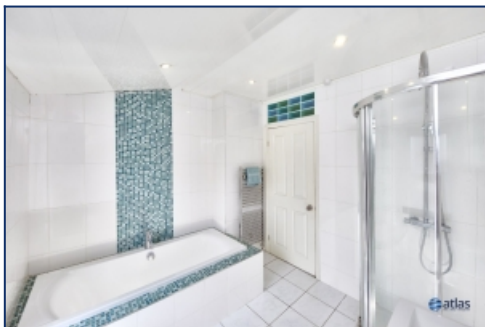
Kitchen



Landing



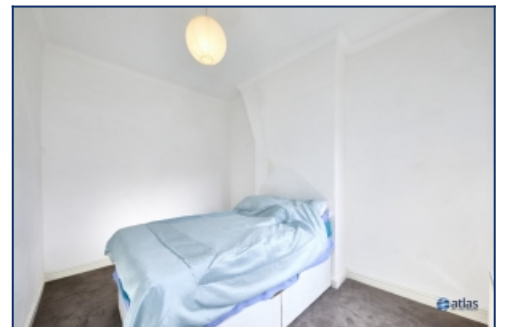
Landing



Bathroom



Master Bedroom



Bedroom 2



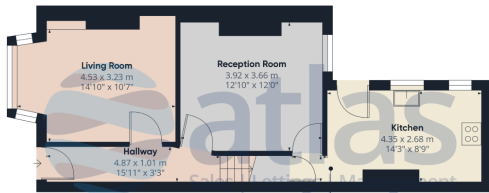
Back Garden



Back Garden

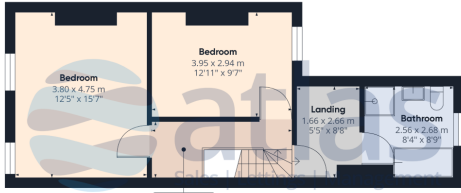
## Floor Plans





**Kitchen**  
1.04 x 0.86 m  
3'4" x 2'9"

Ground Floor



**Landing**  
3.94 x 1.62 m  
12'11" x 5'3"

Floor 1

Approximate total area<sup>(1)</sup>  
91.81 m<sup>2</sup>  
988.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GS/FF/23/00

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