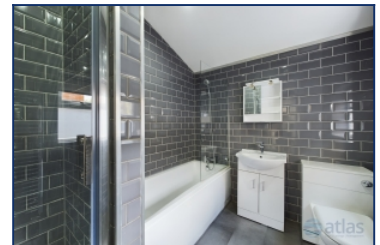


## Clifton Street, Garston, L19



## For Sale - £170,000 Offers in Excess of

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Fantastic Modern Kitchen with Integrated Induction Hob and Oven
- Spacious and Modern Open-Plan Living and Dining Area
- Four Spacious and Bright First Floor Bedrooms
- Wonderful Loft Bedroom with Ensuite Bathroom Facilities
- Gorgeous, Modern Family Bathroom - Fully Tiled with Bath and Separate Shower
- Stylish Wood Effect Flooring Throughout Living Area
- Abundance of Local Amenities - Short Walk to Local Restaurants, Cafes, Pubs and Shops
- Close to Local Green Spaces - 5 Minute Walk to Garston Park
- Excellent Transport Links - 10 Minute Walk to Cressington Station and Close to Various Bus Stations

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 92 square metres / 986 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

### Description

Brought to the market by Atlas Estate Agents

Discover the perfect blend of modern living and classic charm with this stunning terraced house on Clifton Street, Garston, L19. This property is a dream come true for families and professionals alike, offering spacious accommodation arranged over three beautifully presented floors.

As you step inside, you'll be greeted by a fantastic modern kitchen, featuring an integrated induction hob and oven. The heart of the home, this kitchen opens into a spacious and modern open-plan living and dining area, adorned with stylish wood effect flooring that adds a touch of elegance to the space.

The first floor boasts three spacious and bright bedrooms, each designed to provide a serene and comfortable retreat. The highlight of the second floor is the wonderful loft bedroom, complete with ensuite bathroom facilities, offering a private oasis for relaxation.

The family bathroom is nothing short of luxurious, fully tiled and featuring both a bath and a separate shower, ensuring a spa-like experience in the comfort of your own home.

This property is offered with no onward chain, making your move as smooth and hassle-free as possible. Located just a short walk from an abundance of

Local amenities, including charming restaurants, cafes, pubs, and shops, you'll have everything you need right on your doorstep.

Nature lovers will appreciate the close proximity to Garston Park, just a five-minute stroll away, providing a perfect spot for outdoor activities and leisurely walks. Excellent transport links are another key feature, with Cressington Station only a ten-minute walk away and various bus stations nearby, ensuring easy access to the wider city and beyond.

Don't miss out on the opportunity to make this beautiful house your new home. Contact Atlas Estate Agents today to arrange a viewing and experience the charm and convenience of Clifton Street living.

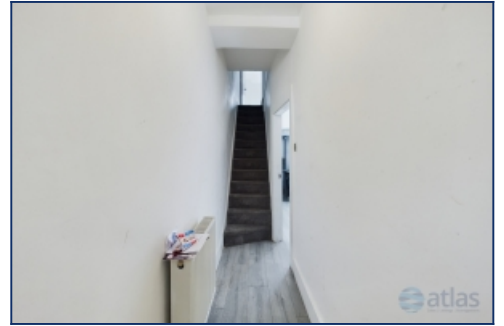
## Additional Images



Bedroom 1



Bedroom 4 (loft)



Stairs



Dining/Living Area



Family Bathroom



Family Bathroom



Bedroom 2



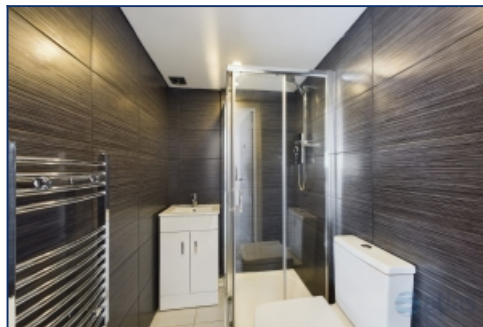
Bedroom 3



Bedroom 4 (loft)



Bedroom 4 And En Suite



En Suite



Courtyard



Courtyard



Courtyard



# Floor Plans



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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.