



Clarendon Road, Garston, Liverpool, L19 6PJ

- Stunning Five Bedroom Detached Family Residence
- Two Inviting Reception Rooms
- Five Generously Sized & Well Presented Bedrooms
- Finished to an Executive Finish Throughout
- Boasting a Wealth of Style, Charm & Character
- Impressive Open Plan Extended Kitchen & Dining Room
- Luxurious Family Bathroom, En Suite to Master
- Hard Landscaped Rear Garden



Offers Over £550,000

























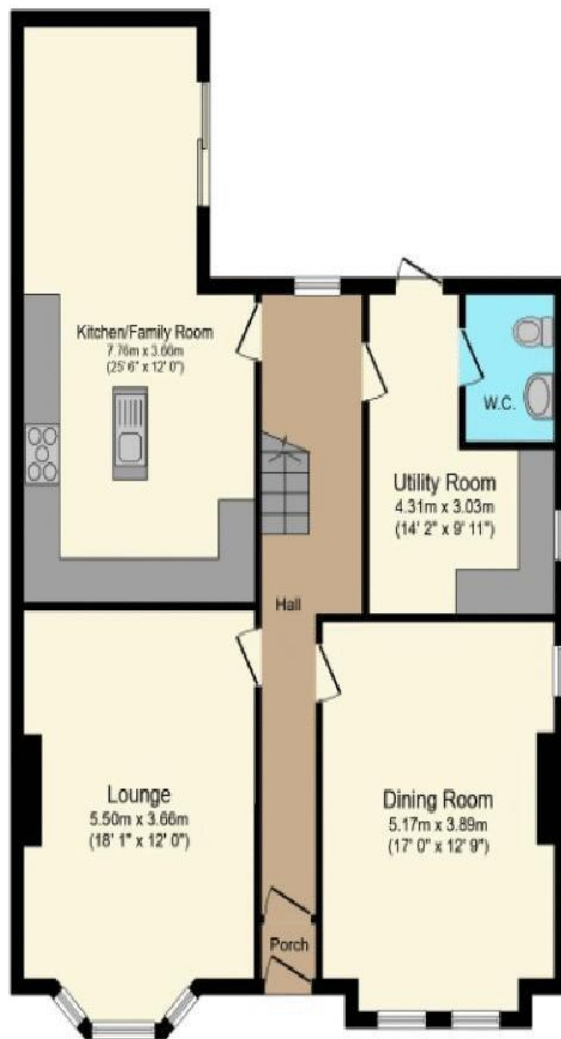
Description

Nestled in an enviable location along Clarendon Road, just off Woolton Road, this executive residence offers an exceptional living experience characterized by meticulous attention to detail, contemporary enhancements, and tasteful embellishments. Upon entering the residence, you're immediately greeted by a captivating interior that encompasses an entrance porch and a hallway adorned with exquisite stained glass doors. The main living areas are thoughtfully designed, starting with a charming front-facing lounge that invites ample natural light. The dining room, also positioned to the front, exudes a welcoming ambiance and is perfect for family mealtimes and entertaining guests. The rear of the property houses a well-appointed kitchen/family room featuring patio doors that seamlessly connect indoor and outdoor spaces. The kitchen boasts top-tier fitted units with contrasting countertops and is equipped with high specification conveniences including an electric double oven, gas hob, extractor, washing machine, fridge freezer, and wine cooler. Notably, a generously sized utility room with fitted units and plumbing, as well as a convenient downstairs WC. Ascending to the first floor, the accommodation continues to impress with five bedrooms, four of which are generously proportioned doubles. The master bedroom, positioned at the front, boasts a bright bay window and a captivating feature fireplace. The second bedroom is tastefully presented and also occupies a front-facing position. Meanwhile, the third and fourth bedrooms, both doubles, are situated at the rear, with the fourth benefiting from an en-suite wet room. The fifth bedroom serves as an ideal children's bedroom or a versatile study/home office. The luxurious family bathroom showcases quality finishes, including complementary tiling and a three-piece suite comprising a low flush wc, a counter-top wash hand basin, and a free-standing bath. Outside, the rear space boasts a beautifully paved patio, perfect for alfresco dining, complemented by tasteful wall lighting. At the front, newly installed iron gates and patio space enhance the aesthetic, while outdoor lighting adds a touch of elegance. Gated access on both sides of the property facilitates easy movement to the rear.

Location

Garston is in close proximity to the expanding John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. Features of the area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Located close to Mossley Hill, Allerton Road and Woolton Village, Garston is home to Liverpool South Parkway railway station, a major new interchange station opened in 2006. Trains operate at regular intervals to the city centre, Southport, Manchester and Birmingham. Garston offers an alternative shopping and living experience while still enabling access to the City centre in a short time. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in this thriving suburban location.

Floor Plan



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.