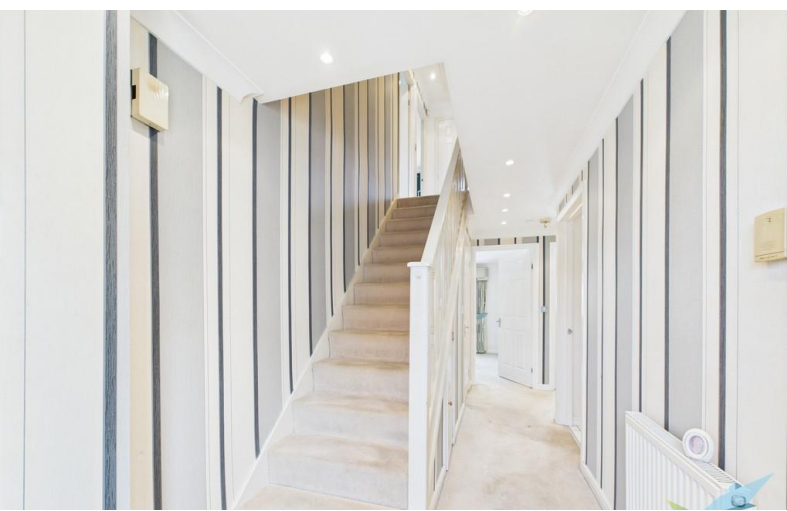


**FOR SALE**



**Vesuvian Drive, Garston, Liverpool**

**4 Bedrooms, 3 Bathroom, Detached House**

**Offers In Region Of £350,000**





## Vesuvian Drive, Garston, Liverpool

4 Bedrooms, 3 Bathroom

**Offers In Region Of £350,000**

- Stunning Family Home
- Four Spacious Bedrooms
- Three Reception Rooms
- Conservatory
- Contemporary Fitted Kitchen

Welcome to Vesuvian Drive, a fantastic opportunity to own this fabulous, substantial family home in the very sought after leafy suburb of South Liverpool. Close to great local amenities, Speke Retail Park, good schools, train station and Airport close by as well as excellent road links. This well-presented property offers versatile living space, generous bedrooms and a wealth of features perfect for modern family life including a triple garage and driveway.

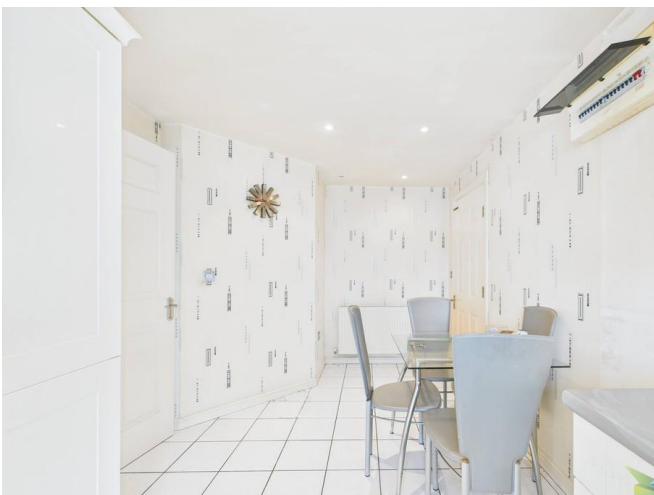
On the ground floor, you are greeted with two bright reception rooms, a separate dining room, a modern kitchen, downstairs W/C and the highlight of the home is the conservatory overlooking the impressive rear garden, ideal for entertaining or enjoying quiet evenings. To the side, a rare three-door garage provides excellent storage and flexibility (ideal for additional accommodation, dependant on planning). To the first floor and boasting four well-proportioned bedrooms with the master bedroom benefiting from its own ensuite bathroom and spacious family bathroom. Externally, the property truly excels. The front driveway offers ample off-road parking, while the expansive rear garden provides plenty of space for family activities, relaxation or future potential.

This is a superb family home offers space both inside and out, with scope to make it your own though in need of some updating an Early viewing is highly recommended to fully appreciate all this fantastic property has to offer.

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

**FREEHOLD PROPERTY**  
**COUNCIL TAX BAND = D**  
**EPC GRADE = TBC**

**HALLWAY 17' 1" x 3' 4" (5.22m x 1.02m)** A very welcoming hallway setting the standard throughout this wonderful home and having power points, double panel







radiator, under stairs storage cupboard, WC, staircase to floor and access to all ground floor rooms.

**RECEPTION ROOM ONE** 14' 6" x 11' 4" (4.43m x 3.46m) A wonderfully situated light and airy reception room having power points, double panel radiator, feature fireplace on slab hearth with modern fire surround, access door to further reception room and UPVC double glazed window with beautiful views over the sunny rear garden.

**RECEPTION ROOM TWO** 17' 0" x 8' 1" (5.20m x 2.47m) A further reception room having double panel radiator, power points and UPVC double glazed window with views over the front garden.

**KITCHEN/DINER** A great sized stylish and contemporary fitted kitchen having a range of matching wall and base units with worktop over, stainless steel one and a half bowl sink with drainer inset to worktop with UPVC double glazed window above, space for washing machine, integrated dishwasher, oven and gas hob inset to units with extractor hood above, integrated fridge freezer, power points, double panel radiator, space for dining table and chairs, tiled floor and part tiled walls and door leading to the

garage.

**DINING ROOM** 10' 4" x 8' 8" (3.16m x 2.66m) A beautiful and light dining room having power points, double panel radiator and UPVC double glazed windows and doors leading to the conservatory with views of the sunny rear garden making this a light filled room.

**CONSERVATORY** 27' 0" x 17' 1" (8.25m x 5.23m) A wonderful UPVC double glazed conservatory with views over the pretty rear garden and with 1/4 brick wall, tiled flooring, radiator, power points and door leading into the garden.

**WC** 6' 9" x 2' 7" (2.06m x 0.81m) Having low level WC, pedestal sink and double panel radiator.

**LANDING** 6' 9" x 6' 5" (2.06m x 1.98m) An spacious and airy landing having double panel radiator, two storage cupboards one housing the hot water cylinder, loft access and access to all first floor rooms.

**MASTER BEDROOM** 12' 2" x 8' 10" (3.72m x 2.71m) A light filled spacious master bedroom having power points, double panel radiator, power points, built in



wardrobes, access to en-suite and a UPVC double glazed window overlooking the front of the property.

**ENSUITE** 5' 10" x 5' 4" (1.80m x 1.64m) Having low level WC, sink inset to vanity unit, walk in shower cubicle with shower over, double panel radiator, part tiled walls and a UPVC double glazed frosted glass window.

**BEDROOM TWO** 14' 7" x 8' 3" (4.45m x 2.53m) Another great sized bedroom having double panel radiator, power points and a UPVC double glazed window overlooking the front of the property.

**BEDROOM THREE** 11' 7" x 8' 3" (3.54m x 2.54m) Another great sized bedroom having double panel radiator, power points and a UPVC double glazed window overlooking the pretty rear garden.

**BEDROOM FOUR** 12' 4" x 8' 2" (3.76m x 2.50m) A further double bedroom having double panel radiator, power points and a UPVC double glazed window with views over the sunny rear garden.

**BATHROOM** 7' 3" x 6' 5" (2.22m x 1.96m) Having low level WC, pedestal sink, panelled bath with shower over, tiled walls and a UPVC double glazed frosted glass window.

**OUTSIDE** The property is approached from the road up a block paved step to the overhang porch and the front door, there is block paving to either side with some pleasant greenery ideally positioned and driveway to the left of the house. The driveway has parking for a number of vehicles and leads to the triple garage.

This home boasts a generously sized rear garden offering a mix of lawn and patio areas perfect for outdoor living. The garden is bordered by mature trees and shrubs, providing both privacy and a natural outlook. A paved pathway winds through the lawn, creating a charming flow and easy access around the space. The large patio areas are ideal for entertaining, al fresco dining, or simply relaxing in the sun. The garden also benefits from a conservatory overlooking the greenery, seamlessly connecting indoor and outdoor living. Low-maintenance yet versatile, this garden offers plenty of potential for families, keen gardeners, or those seeking a private retreat, an ideal space in which to spend those long hot summer days.



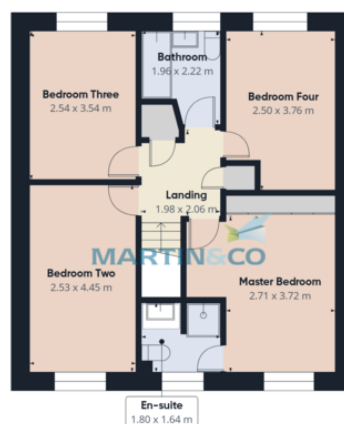
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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

169.1 m<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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