



**KAREN PARKS**  
SALES & LETTINGS



**53 Alderson Crescent, Formby, L37 3LY**  
**Offers Over £220,000**

Karen Parks Sales and Lettings are delighted to bring to market the opportunity to purchase this three bedroom semi detached property. The property is situated in a quiet location but still only a short stroll away from Formby Village. The property would be perfect for someone who is looking to move in and put their own stamp on the house - as it boasts plenty of potential. The house briefly comprises of: to the ground floor - porch, hallway, living room, dining room and kitchen with pantry. To the first floor are three bedrooms and a shower room. There is a driveway to the front of the house and gardens to the rear. It is situated in an excellent spot close to bus routes and Formby village with all the shops, cafes and restaurants. Offered for sale **WITH NO ONWARD CHAIN**.



## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the hallway.

#### Hallway

The hallway has one radiator and an under stairs cupboard for containing the meters.

#### Lounge 13'5" x 12'7" (4.09 x 3.85)



The lounge has one double glazed window looking out to the front of the property and one radiator.

#### Dining Room 10'9" x 8'10" (3.29 x 2.71)



The dining room has one radiator and a sliding patio door leading out into the garden.

#### Kitchen 10'2" x 9'2" (3.12 x 2.80)



The kitchen has a range of wall and base units providing storage for the kitchen. There is a stainless steel sink and draining board with window above. There is an integrated oven and hob and space for a

washing machine and fridge freezer. Door leading into additional storage/pantry.

#### Pantry and Storage 6'11" x 5'2" (2.13 x 1.60)

Leading off the kitchen is a pantry and storage cupboard. There is also a door leading out into the garden.

### First Floor

#### Landing

The landing has a loft hatch.

#### Bedroom 1 13'1" x 12'9" (4.0 x 3.91)



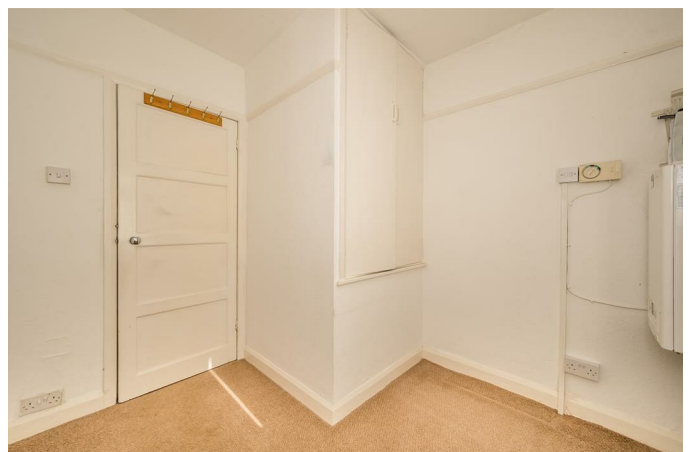
This bedroom has a double glazed window, radiator and built in storage cupboard.

#### Bedroom 2 13'1" x 10'4" (4.0 x 3.17)



The second bedroom has a double glazed window looking out over the garden. There is one radiator and a built in storage cupboard.

#### Bedroom 3 8'10" x 7'11" (2.71 x 2.42)



The third bedroom houses the boiler. There is also a

built in storage cupboard over the stairs and a double glazed window.

### **Shower Room**



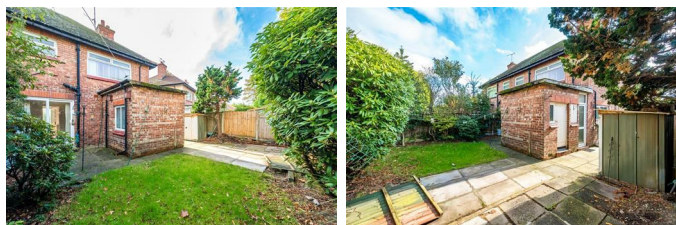
The shower room comprises of- a hand wash basin, WC, shower cubicle with electric shower, radiator, double glazed window and a storage cupboard.

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway providing off road parking for multiple cars. There is also an area laid to lawn and a hedge separating the two properties.

#### **Rear Garden**



The rear garden has a paved area leading out from the patio doors. This leads onto an area laid to lawn and bordered by mature shrubs and bushes.

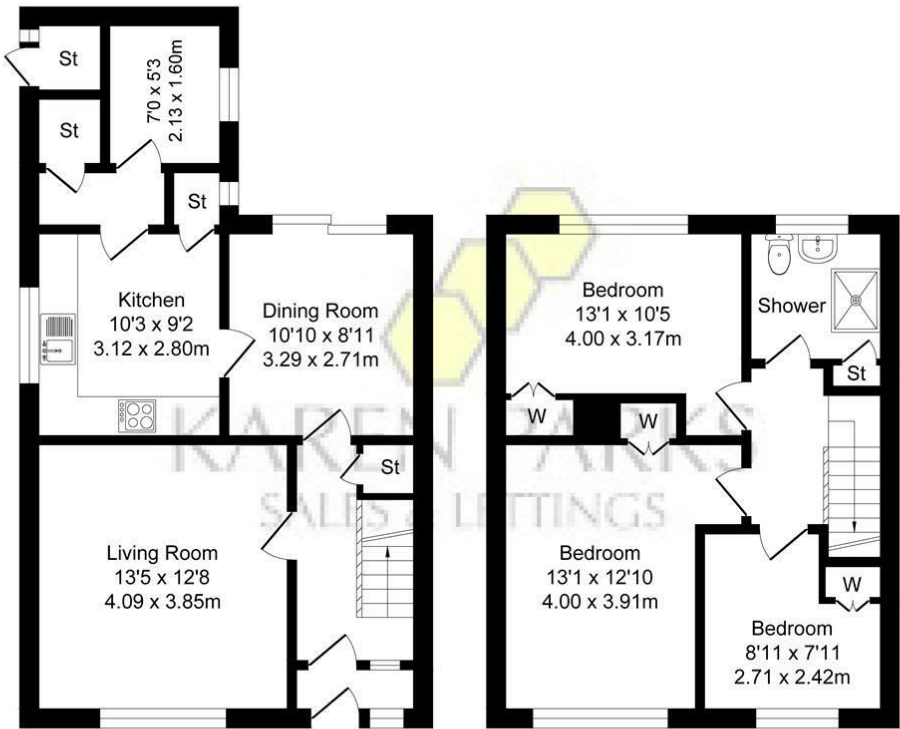
### **Important Information**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Alderson Crescent  
Total Approx. Floor Area 1018 Sq.ft. (94.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



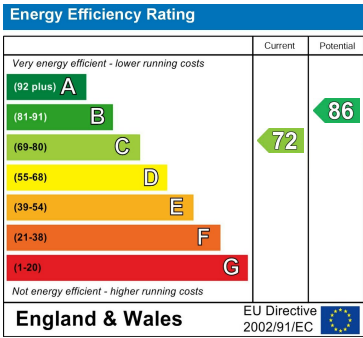
Ground Floor  
Approx. Floor Area 558 Sq.Ft (51.8 Sq.M.)

First Floor  
Approx. Floor Area 460 Sq.Ft (42.7 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.