



**KAREN PARKS**  
SALES & LETTINGS

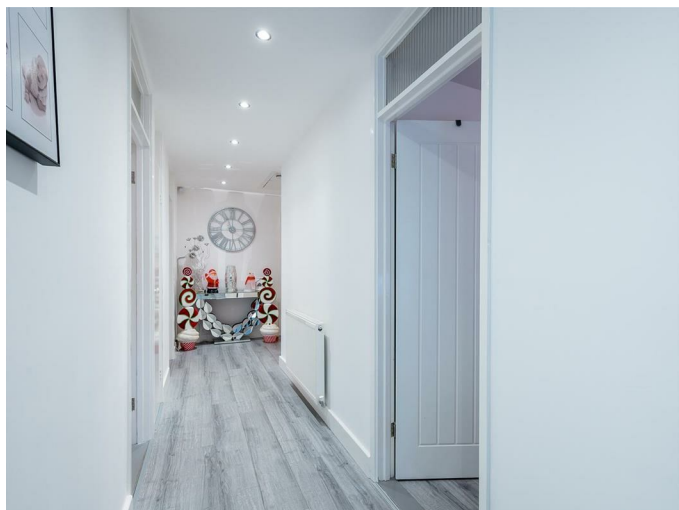


**26 Dunes Drive, Formby, Liverpool, L37 1PF**  
**Offers Over £550,000**

Karen Parks sales and lettings are delighted to bring to market this three bedroom, extended link-detached bungalow. The property is situated in a sought after location just a short stroll away from Formby pinewoods and nature reserve. It is also conveniently located near to shops, cafes and transport such as a bus route and the train station. The property briefly comprises of: hallway, master bedroom with large dressing room, second bedroom with dressing room and ensuite, third bedroom and family bathroom. There is a good size lounge and an extended kitchen-family room complete with utility room. There is off road parking to the front of the bungalow and gardens to the rear. The property has been extended and has undergone full refurbishment with no detail missed - the perfect turnkey property.

## ACCOMMODATION

### Hallway



The hallway has one radiator, a storage cupboard and loft hatch.

### Extended Kitchen-Family Room 16'1" x 13'6" into 15'11" x 12'0" (4.91 x 4.14 into 4.86 x 3.68)



The extended kitchen-family room is a perfect space for entertaining guests and family living. There is a kitchen area with a range of white and grey gloss fitted wall and base units providing plenty of storage. Integrated dishwasher, two ovens, microwave, 5 ring gas hob and sink. There is space for a dining table and as well as an area for bar stools. This leads onto a sitting area complete with bi-folds into the garden - perfect for entertaining in the summer months. There are two radiators. Door to the utility.

### Utility Room 11'9" x 6'9" (3.59 x 2.08)

The utility room has one radiator, space for a fridge-freezer, plumbing for a washing machine and a door leading out to the garden.

### Lounge 18'1" x 12'1" (5.53 x 3.69)



The lounge is a good size and has patio doors leading out into the garden, as well as two additional double glazed windows allowing in extra light. There is one radiator and a gas fire as a focal point for the room.

### Bedroom 1 14'3" x 11'11" (4.35 x 3.65)



The master bedroom is a good size and has a double glazed window looking out to the front of the property and one radiator. Door leading into the dressing room.

### Dressing Room 15'9" x 8'2" (4.82 x 2.51)

The dressing room has fitted rails with plenty of space for storage and space for a dressing table.

### Bedroom 2 11'10" x 10'7" (3.63 x 3.24)



The second bedroom has one double glazed window and a radiator. Door leading into the dressing room.

### Dressing Room 5'5" x 4'9" (1.67 x 1.45)

The dressing room has fitted rails to provide space to store clothes. Door into the ensuite.

### Ensuite



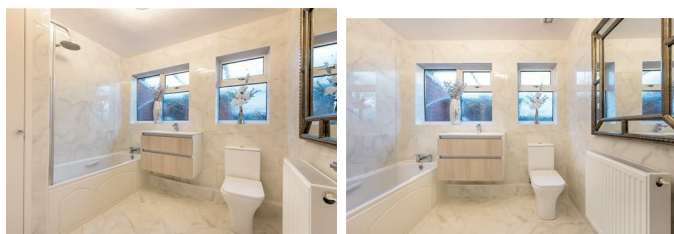
The ensuite has a shower cubicle with two shower heads, WC, hand wash basin and heated towel rail.

### **Bedroom 3 12'1" x 7'0" (3.69 x 2.15)**



The third bedroom has one radiator and a double glazed window.

### **Bathroom**



The bathroom comprises of: a bath with over head shower with two shower heads, hand wash basin with storage under, WC, two double glazed windows and a radiator.

### **Outside**

#### **Front Garden**

The front of the property has a stoned in and out driveway providing off road parking for multiple cars.

#### **Rear Garden**



The rear garden has a paved area leading out from the lounge and also the bi-folds making it a perfect space for alfresco dining. This leads onto an area laid to lawn and boarded by mature plants and shrubs for privacy.

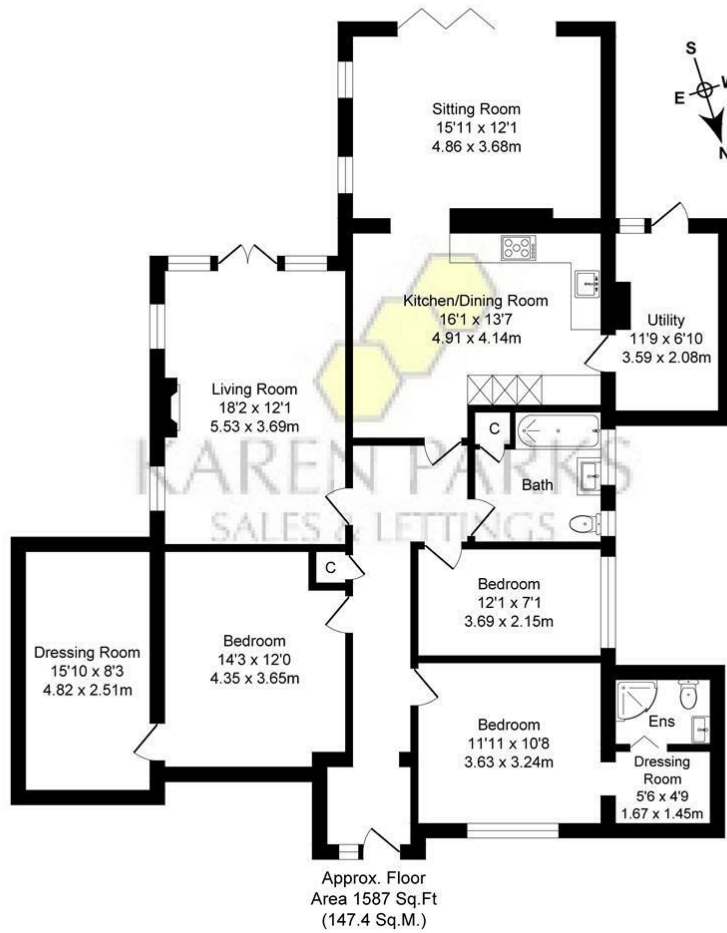
### **Important Information**

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.

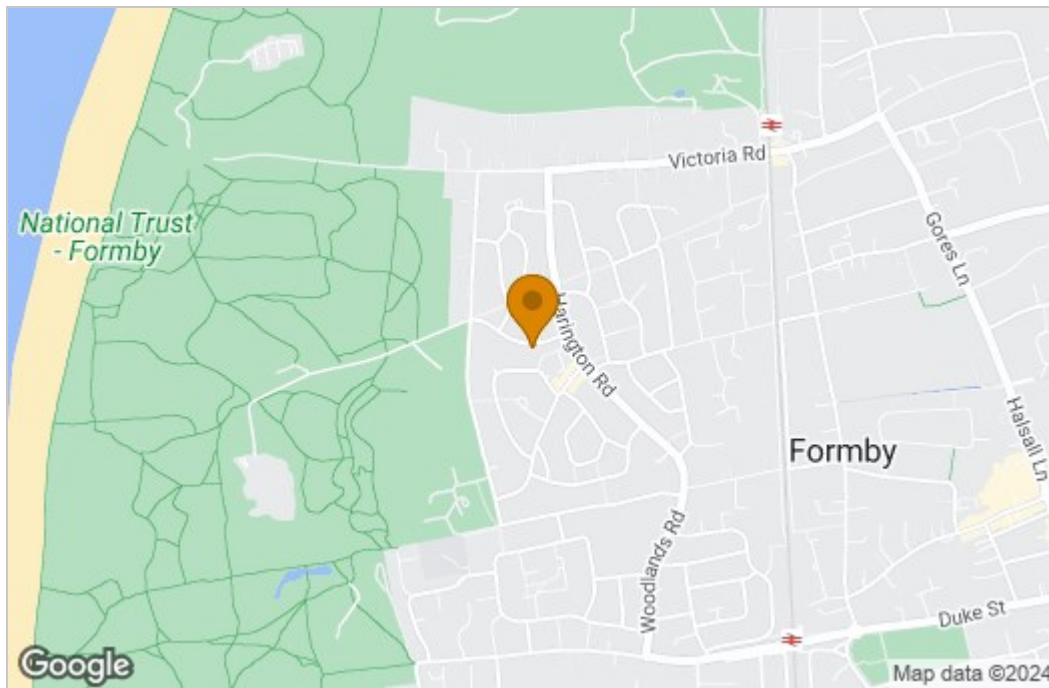
# Floor Plan

26 Dunes Drive  
 Total Approx. Floor Area 1587 Sq.ft. (147.4 Sq.M.)

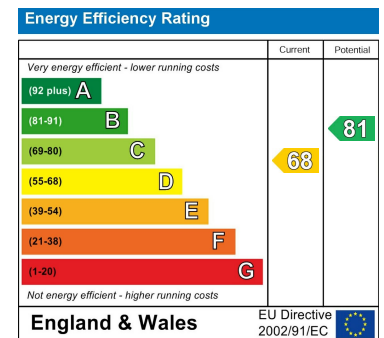
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.