



KAREN PARKS
SALES & LETTINGS



52b Church Road, Formby, LIVERPOOL, L37 3NF
Offers Over £117,000

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom, first floor apartment. The property briefly comprises of: hallway, lounge-diner, kitchen, two bedrooms with fitted wardrobes to the master and a family bathroom. There is a communal storage room for us of this apartment and one other, as well as a yard to the rear. The apartment is conveniently located within walking distance of shops, hairdressers, restaurants and cafes. It is within close proximity of a bus route and within walking distance of Formby Train Station. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance

There is a communal entrance for this and one other apartment leading up to the property. There is a door in the communal entrance leading through to a rear storage room and access out into the yard.

Hallway

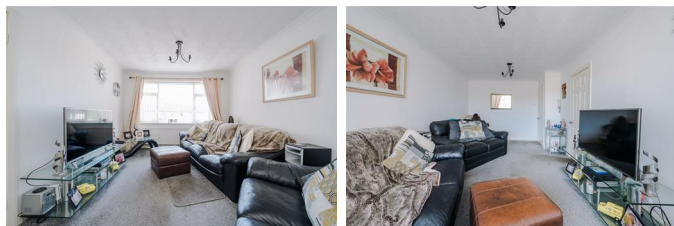
The hallway has one radiator and the meter cupboard.

Kitchen 15'0" x 8'4" (4.59 x 2.56)



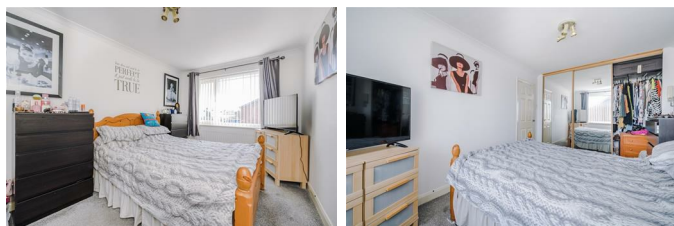
The kitchen has a range of wall and base units providing storage for the kitchen, there is an integrated oven and hob and stainless steel sink. There is space for a washing machine, fridge-freezer and dryer. The boiler is located in the kitchen and there is one double glazed window. There is an additional large storage cupboard.

Lounge-Diner 18'8" x 10'6" (5.69 x 3.22)



The lounge-diner has one double glazed window looking over the front of the property and one radiator.

Bedroom 1 15'11" x 8'11" (4.86 x 2.74)



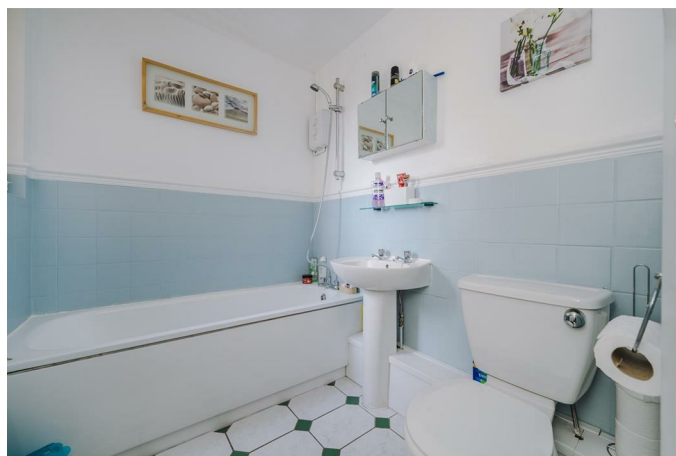
The main bedroom has fitted mirrored wardrobes providing plenty of storage, there is one radiator and a double glazed window.

Bedroom 2 10'4" x 6'10" (3.17 x 2.09)



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

Bathroom



The bathroom comprises of a bath with over head electric shower, hand wash basin, WC, hand wash basin, heated towel rail and double glazed window.

Outside

Communal Rear Enclosed Yard

There is a shared communal yard to the rear of the apartment with space to sit out in the summer months.

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

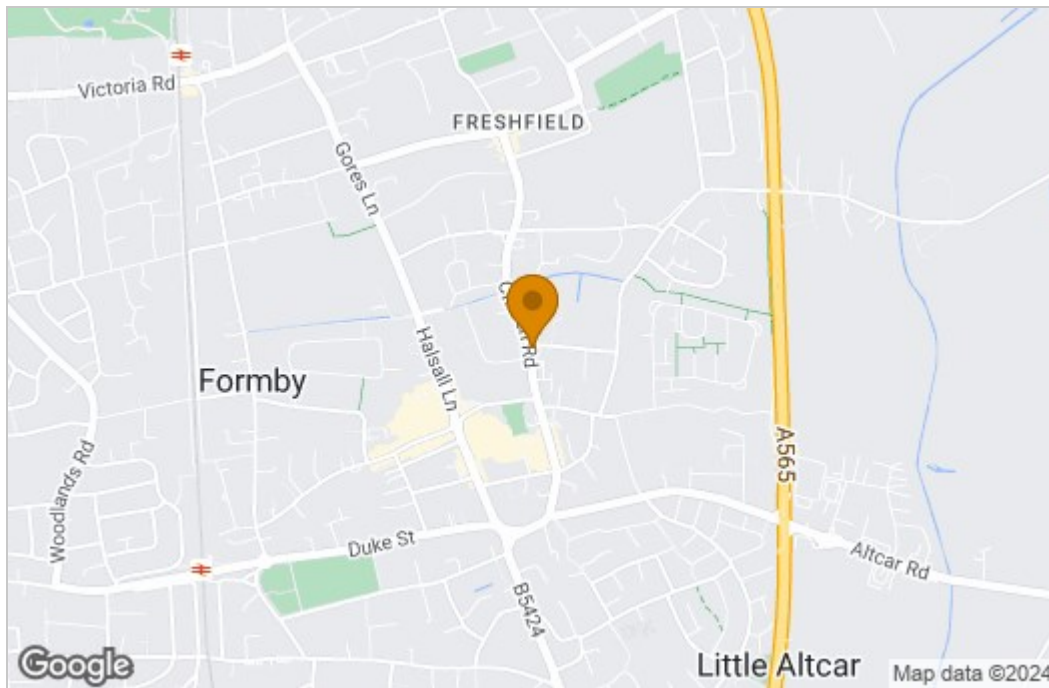
Church Road Total Approx. Floor Area 645 Sq.ft. (59.9 Sq.M.)

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.

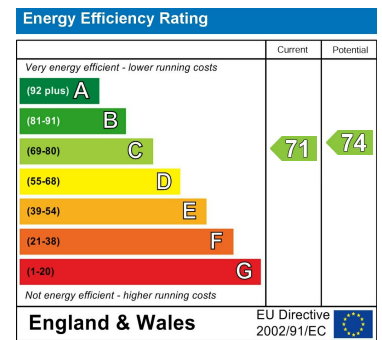


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Area Map



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.