



**KAREN PARKS**  
SALES & LETTINGS



**1B Mounthouse Road, Liverpool, L37 3LA**  
**£315,000**

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom detached bungalow. The property would benefit from some refurbishment works and briefly comprises of: hallway, lounge opening into kitchen-diner, two double bedrooms and a spacious family bathroom with separate bath and shower. There is a large driveway to the front of the property, a garage and gardens to the rear. The property is situated in a quiet location but still close to local amenities such as shops, bars, local Primary Schools and bus routes. The bungalow is also located within easy access of the Formby bypass making it a perfect property for those commuting to Liverpool or Southport. The property offers plenty of potential and early viewing is advised. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Hallway

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

### Lounge



The lounge is a good size and has a double glazed window and also sliding patio doors leading out into the garden, making it a bright and airy room. There are two radiators and the lounge opens into the kitchen-diner.

### Kitchen-Diner



The kitchen-diner space can be accessed from both the lounge and a door from the hallway. There are a range of fitted wall and base units providing plenty of storage, as well as additional storage cupboards. There is an integrated oven, hob and sink in the kitchen. There is space for a washing machine and fridge-freezer. There is one radiator, a double glazed window and door leading out into the garden.

### Bedroom 1



The spacious master bedroom has one double glazed window, a radiator and built in storage cupboard.

### Bedroom 2



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

### Bathroom



The bathroom comprises of a bath, hand wash basin, shower cubicle, WC, radiator and two double glazed windows.

### Outside

#### Front Garden

The front of the property has a large paved driveway providing off road parking for multiple cars and leads up to the garage. There is also a generous garden area in front of the lounge window and this is lined by mature shrubs and bushes making it private and setting the property back from the road.

#### Rear Garden



There is a patio area leading out from the back door and patio door which is a perfect sun trap for alfresco dining in the summer months. This leads onto an area laid to lawn and boarded by shrubs, bushes and plants.

### Garage

There is a single garage located to the rear side of the property.

### 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

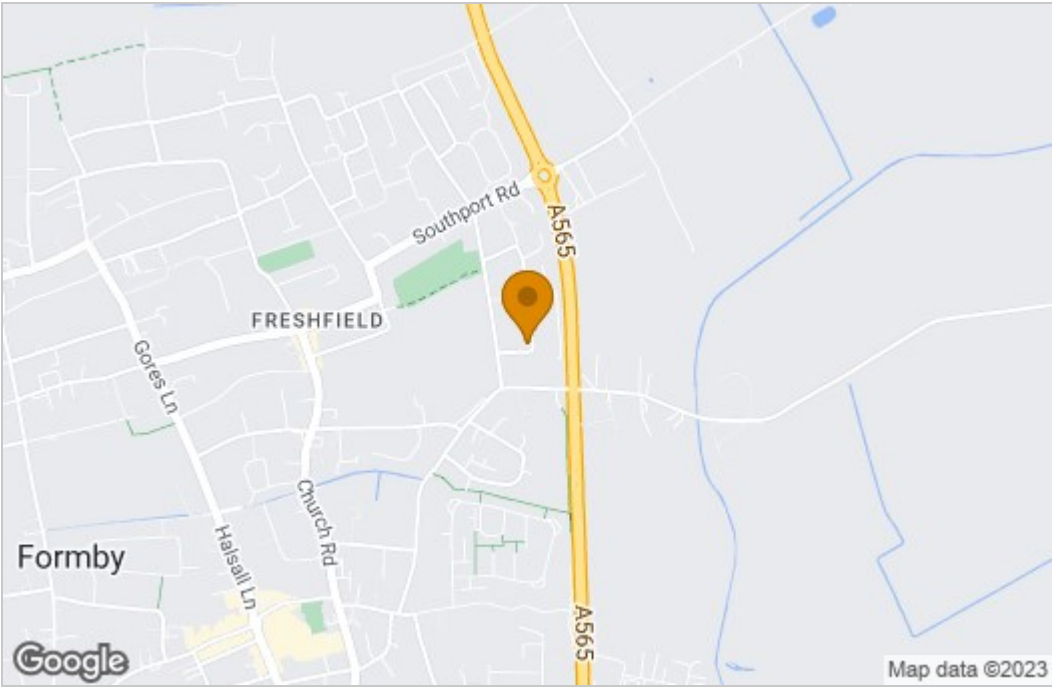
Mounthouse Road  
Total Approx. Floor Area 1091 Sq.ft. (101.4 Sq.M.)

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.

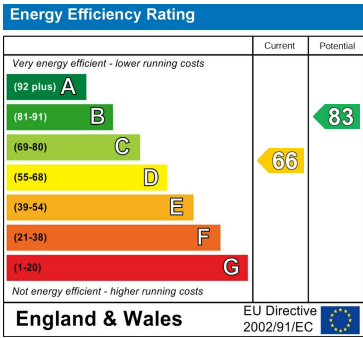


Approx. Floor  
Area 1091 Sq.Ft  
(101.4 Sq.M.)

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.