



KAREN PARKS
SALES & LETTINGS



8 Redgate, Liverpool, L37 4EW
Offers Over £210,000

Karen Parks Sales and Lettings are pleased to offer for sale this three bedroom, semi detached property offering plenty of potential. The house briefly comprises of: to the ground floor - hallway, kitchen, lounge-diner and conservatory. To the first floor are three bedrooms and a shower room. The house is conveniently situated close to local Primary Schools, shops and transport routes. It is also within walking distance of Formby village with all it's amenities such as restaurants, shops and hairdressers. This property would be perfect for a first time buyer or families. The house is offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator, a window and a under stairs cupboard.

Kitchen 10'9" x 7'5" (3.28 x 2.27)



The kitchen has a range of wall and base units providing storage for the kitchen and the boiler is located in here. There is a double glazed window above the sink and door leading out to the garden. There is space for an oven, washing machine and under counter fridge and freezer.

Lounge-Diner 13'0" x 10'6" into 10'11" x 8'10" (3.98 x 3.21 into 3.35 x 2.70)

There is a through lounge-diner with a large window to the front of the room and doors leading into the conservatory to the rear. There is a feature electric fireplace and two radiators.

Conservatory 10'5" x 9'10" (3.2 x 3.0)

The conservatory is accessed through the lounge-diner. There are double glazed windows around the room making it a bright space and a door leading out into the garden. There is one radiator.

First Floor

Landing



The landing has one window and a loft hatch.

Bedroom 1 13'1" x 10'4" (4.0 x 3.15)



The master bedroom has a built in wardrobes, dressing table and drawers providing plenty of storage, one radiator and window.

Bedroom 2 10'11" x 10'4" (3.35 x 3.15)



This double bedroom has a window looking out over the garden, one radiator and a built in storage cupboard.

Bedroom 3 10'3" x 6'8" (3.13 x 2.05)

The third bedroom has a built in cupboard, one radiator and a window to the side of the room.

Shower Room 6'6" x 5'10" (2.0 x 1.79)



The shower room has a WC, hand wash basin, shower cubicle, window and radiator.

Outside

Front Garden

The front of the property has an area laid to lawn in front of the lounge window and a block paved walkway leading up to the property.

Rear Garden



The rear garden has a paved patio perfect for alfresco dining leading out from the conservatory. This leads onto an area laid to lawn and lined with some mature shrubs and flowers. There is access into the garage from the garden.

Garage



There is a single garage located to the rear of the garden.

Important Information

We take every care in preparing our sales details.

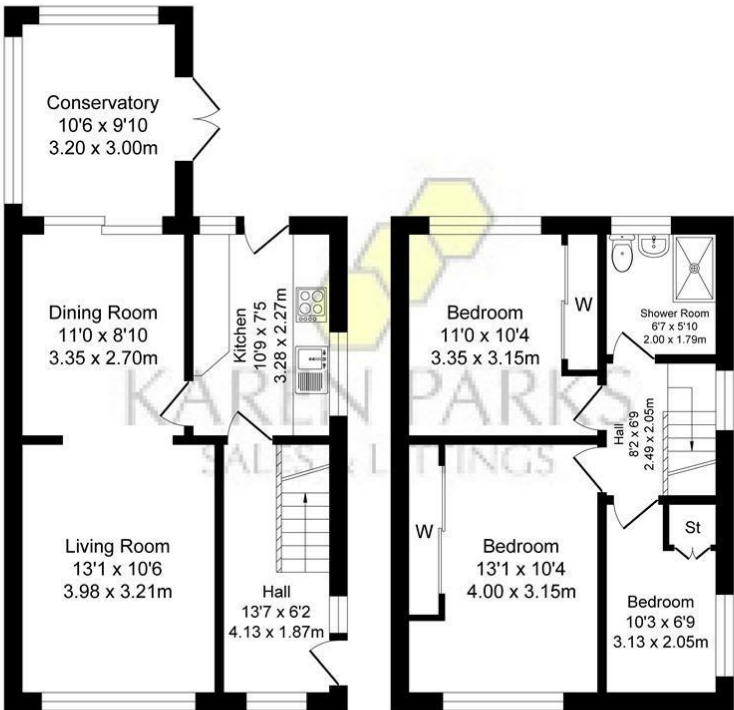
They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets 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

Redgate

Total Approx. Floor Area 936 Sq.ft. (86.9 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.



Ground Floor

Approx. Floor Area 516 Sq.Ft (47.9 Sq.M.)

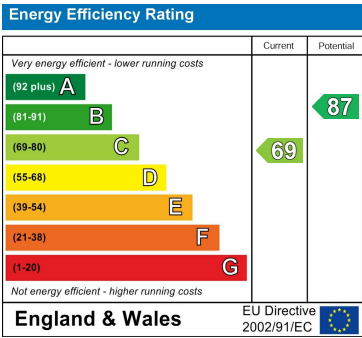
First Floor

Approx. Floor Area 420 Sq.Ft (39.0 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.