

KAREN PARKS
SALES & LETTINGS



17 Coronation Avenue, Liverpool, L37 4ES
Offers Over £335,000

Karen Parks Sales and Lettings are delighted to offer the opportunity to purchase this three bedroom, semi detached house situated on a corner plot. The property has undergone a full renovation throughout and no detail has been missed, with new windows and doors installed throughout the house. The well renowned and popular A1 Brickwork and Construction has finished the renovation to a very high standard. The property comprises of a hallway, open plan lounge-diner with bay window to the front complete with media wall and double doors out into the garden from the dining space. There is a spacious kitchen to the rear of the house with velux window and a door out to the garden. Leading up to the first floor are two double bedrooms and a spacious family bathroom with separate bath and walk in shower. The house has also had a loft conversion creating a spacious third bedroom with two velux windows to the second floor- allowing an abundance of light to flow into the room. The property has a real curb appeal with a characterful bay window. There are gardens to the rear and side of the property perfect for a family or couple - complete with toilet to the rear of the kitchen which is perfect for BBQ's and garden parties. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

Hallway with one radiator.

Lounge-Diner 13'0" x 11'11" into 12'2" x 11'5" (3.97 x 3.65 into 3.73 x 3.48)



The spacious and bright through lounge-diner is a perfect space for family living and entertaining. There is a double glazed bay window the front of the room, and an additional double glazed window to the rear as well as patio doors opening into the sunny aspect garden - allowing an abundance of light to flow through. There are two radiators in the room. The lounge-diner has been finished off with a media wall with space for TV, illuminated alcoves and a fitted electric fire.

Kitchen 18'8" x 8'10" (5.71 x 2.71)



The newly fitted kitchen has a range of grey gloss wall and base units providing plenty of storage. There is a sink with draining board, integrated oven, hob, extractor, microwave and dishwasher. There is space for a washing machine, dryer and fridge-freezer. There is one radiator, an additional under stairs cupboard and the boiler is located in the kitchen. There is a double glazed window above the sink, an additional Velux window and door leading out into the garden.

First Floor

Landing

Bedroom 1 15'5" x 11'6" (4.71 x 3.51)



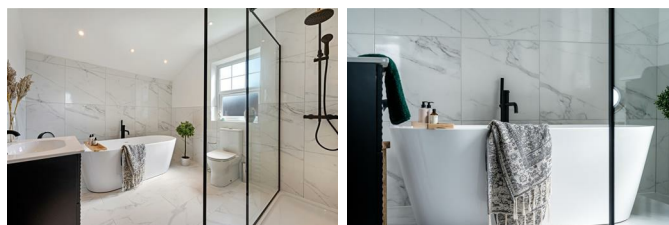
The master bedroom has two double glazed windows and a feature fireplace bringing character to the room. There is one radiator.

Bedroom 2 11'6" x 10'0" (3.51 x 3.05)



The second bedroom has a double glazed window looking out over the garden and one radiator.

Bathroom 10'2" x 8'11" (3.11 x 2.73)



This spacious bathroom has been cleverly designed and has a large walk in shower with two shower heads, a free standing bath with shower head attachment, WC, hand wash basin with drawers below, towel radiator, double glazed window and mirror with light.

Second Floor

Bedroom 3 18'0" x 15'5" (5.50 x 4.71)



Leading up to the second floor is the third bedroom that has two velux windows allowing in an abundance of light and storage cupboards into the eaves.

OUTSIDE

Front Garden

The front of the property has an area laid to lawn and an Indian stone pathway leading up to the front door.

Rear Garden



The sunny rear garden has been recently landscaped with an Indian stone patio leading out from the dining area which leads onto a recently laid lawn.

WC

Accessed from the garden is WC which is useful for garden parties and BBQ's.

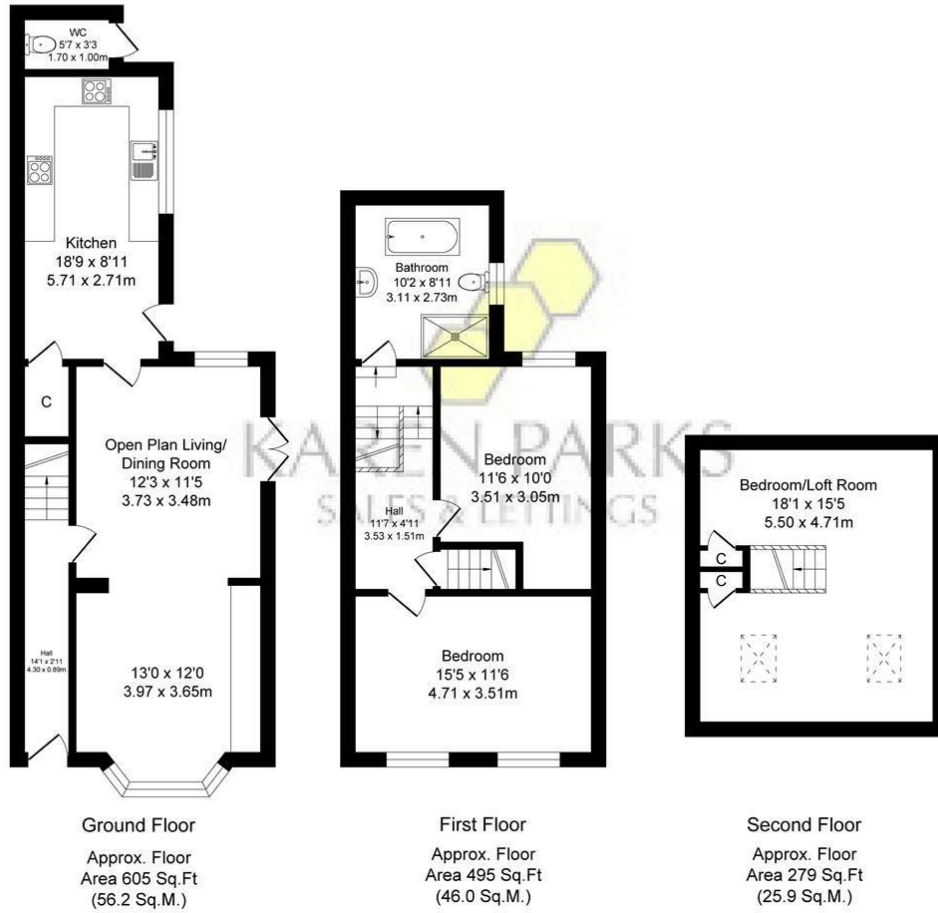
Important Information

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.

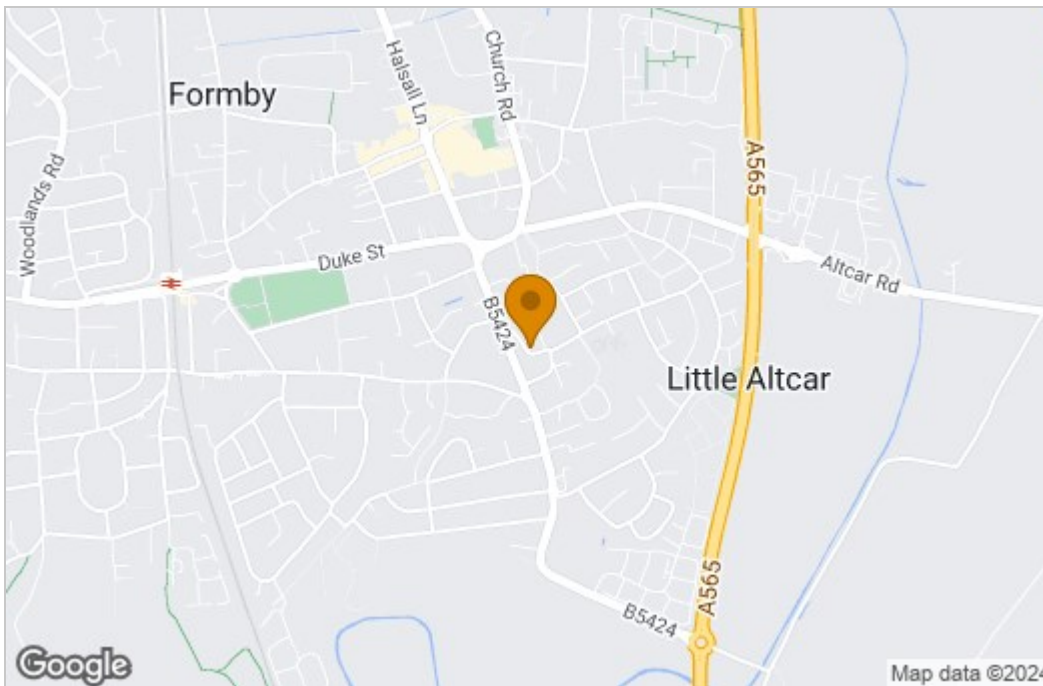
Floor Plan

Coronation Avenue, Formby Total Approx. Floor Area 1379 Sq.ft. (128.1 Sq.M.)

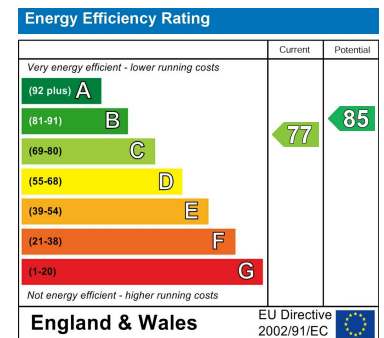
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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