



**KAREN PARKS**  
SALES & LETTINGS



**54 Southport Road, Liverpool, L37 7AF**  
**Offers Over £395,000**

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom detached bungalow situated on an extensive plot. The property benefits from having a large driveway providing off road parking for a number of cars and good sized rear garden that has been beautifully maintained. The property comprises of: enclosed porch, hallway, lounge, kitchen, dining-garden room, utility room and WC, two double bedrooms and a bathroom. There are two storage rooms in the loft. The property is situated close to local amenities such as shops, hairdressers and restaurants. The bungalow is also situated on a bus route and also close to the Bypass making it easy to commute to Southport and Liverpool.



## ACCOMMODATION

### Enclosed Porch

Enclosed porch leading into hallway.

### Hallway



The hallway has one radiator and a loft hatch.

### Lounge 15'3" x 13'10" (4.66 x 4.22)



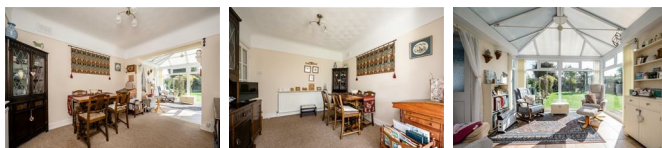
The lounge is a good size and has a feature gas fireplace as a focal point to the room. There are double patio doors leading out into the garden and two double glazed windows to allow in extra light. There is one radiator.

### Kitchen 12'7" x 9'8" (3.86 x 2.97)



The country style kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with large double glazed window above allowing in an abundance of light. There is space for a fridge, freezer and oven. There is access into the dining-garden room from here.

### Dining Room-Garden Room 11'0" x 10'4" into 10'4" x 9'9" (3.36 x 3.16 into 3.15 x 2.98)



The dining-garden room can be accessed from both the hallway and the kitchen. There is space for a dining table and there is one radiator in that space. There are full floor to ceiling windows making it a lovely area to sit and enjoy views of the garden.

### Utility Room 8'0" x 7'4" (2.44 x 2.24)

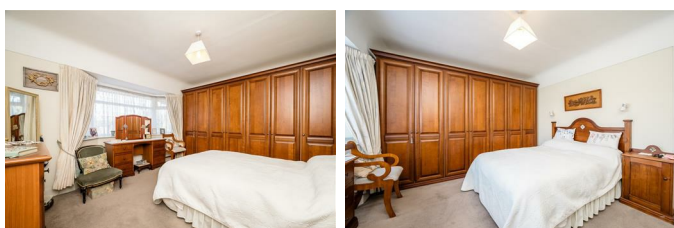


The utility room has space for a washing machine and dryer. There is a sink with double glazed window above, a door leading out to the garden and some cupboards for storage. Access into garage from here.

### WC

WC located off the utility room.

### Bedroom 1 13'10" x 10'10" (4.22 x 3.31)



This bedroom has a row of fitted wardrobes providing plenty of storage, one radiator and a double glazed bay window.

### Bedroom 2 14'0" x 10'10" (4.28 x 3.31)



The second bedroom which is also a double bedroom has one radiator, a double glazed bay window and two sets of wardrobes providing storage.

### **Bathroom 12'1" x 6'3" (3.70 x 1.91)**



The bathroom comprises of a shower cubicle with electric shower, a sit in bath, hand wash basin, WC, double glazed window, towel radiator and large storage cupboard.

### **Loft**

#### **Loft Room 1 19'8" x 15'5" (6.0 x 4.70)**

Large storage room in loft and the boiler is located in here.

#### **Loft Room 2 10'5" x 10'1" (3.20 x 3.09)**



A second room in the loft for storage.

### **Outside**

#### **Garage**

There is access to the garage from both the front driveway and also internally from the utility room. There is power, light and workshop facilities.

#### **Front Garden**

The front of the property has a very large paved driveway providing off road parking for multiple cars. There is also an area laid to lawn.

### **Rear Garden**



The beautifully maintained rear garden has a large paved patio running down one side of the garden perfect for alfresco dining in the summer months. There is a large area laid to lawn and bordered by an array of beautiful plants, flowers and bushes. There is a pergola separating the lawn from the patio with well established plants growing around.

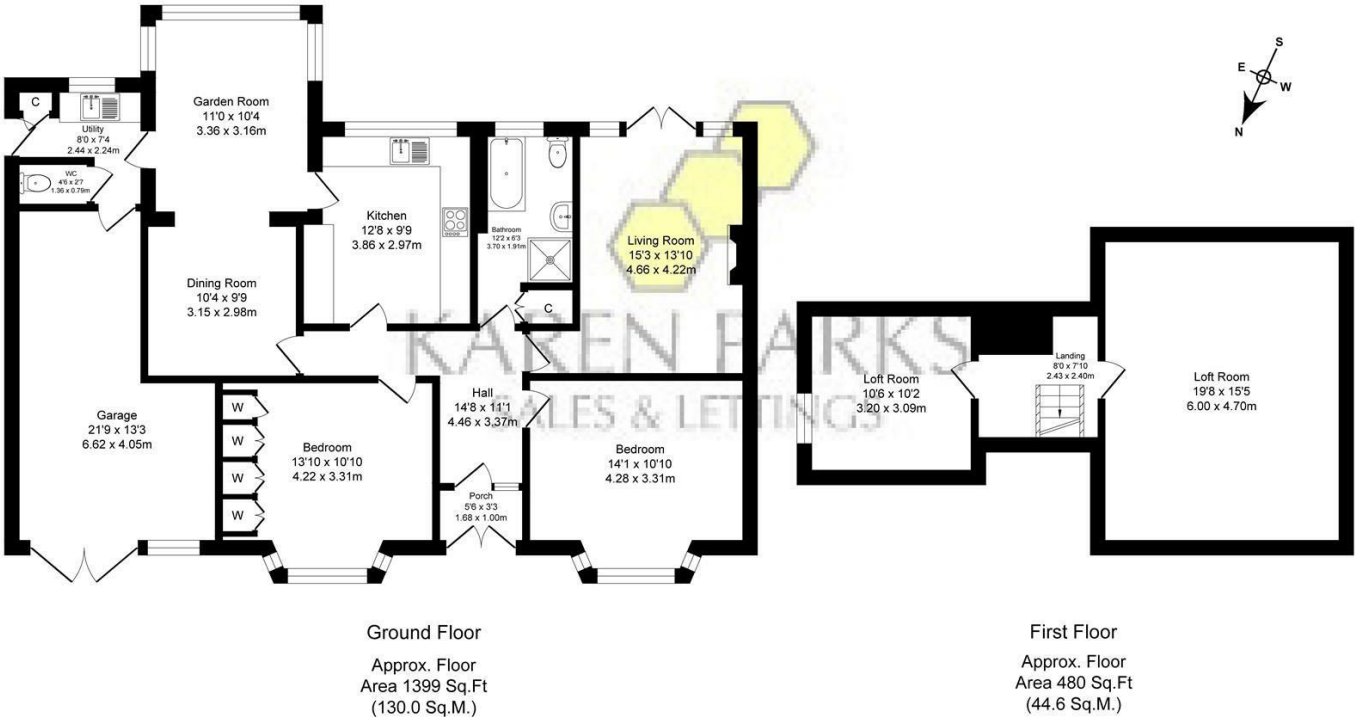
### **Important Information**

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.

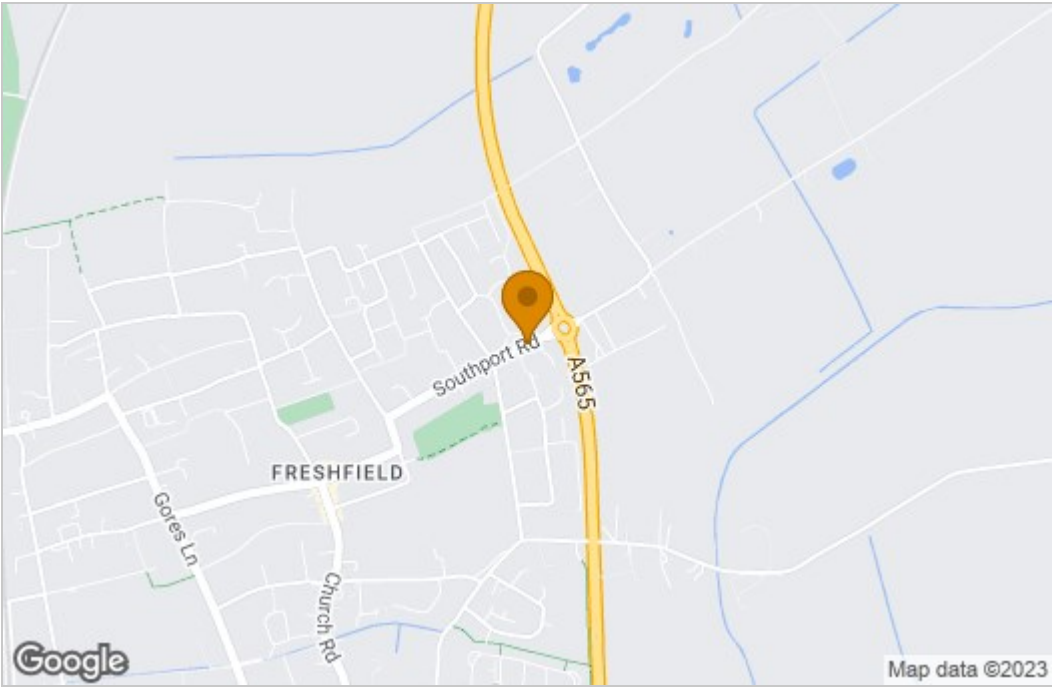
Floor Plan

Southport Road, Formby  
Total Approx. Floor Area 1879 Sq.ft. (174.6 Sq.M.)

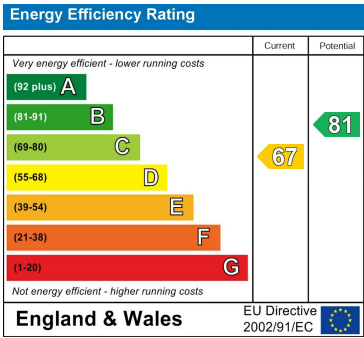
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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