

KAREN PARKS
SALES & LETTINGS



6 Moss Green, Liverpool, L37 8BU

£285,000

Karen Parks Sales and Lettings are delighted to bring to market this well proportioned, three bedroom semi detached house. The property briefly comprises of: porch, hallway, open plan lounge-diner and kitchen. To the first floor are three bedrooms and a family bathroom with separate bath and shower. There is gardens to the front and back of the property and it has the added bonus of a garage and summer house to the rear. There is also space for parking in front of the garage. The property is situated in a quiet and secluded spot but still only a short walk away from Local primary schools, bus routes and Formby village with all it's amenities such as shops, restaurants and cafes - this would make a perfect family home. Early viewing of the property is advised.

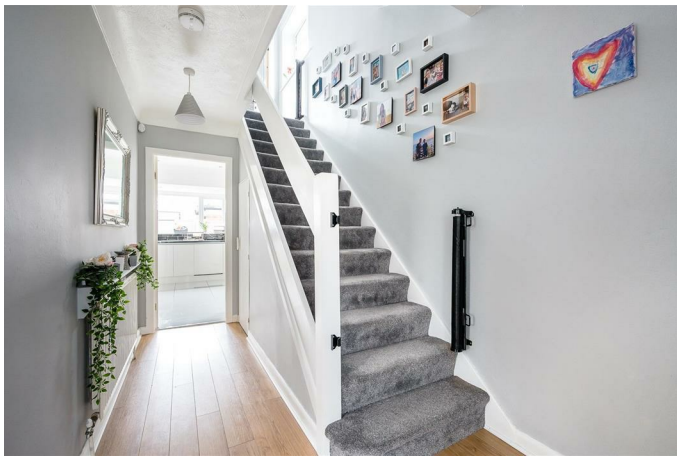
ACCOMMODATION

Ground Floor

Porch

Large enclosed porch leading into the hallway.

Hallway



The hallway has one radiator and an under stairs storage cupboard.

Lounge-Diner 14'2" x 13'11" into 11'3" x 9'4" (4.32 x 4.26 into 3.43 x 2.87)



The open plan lounge-diner is a great space for both family living and also entertaining. There are double glazed windows to both ends of the room allowing an abundance of light to flow through. There are two radiators in the space and a door leading into the kitchen.

Kitchen 12'11" x 9'4" (3.94 x 2.85)



The kitchen has a range of white gloss wall and base units as well as a larger additional storage cupboard. There is a sink with double glazed window above, integrated hob with extractor, oven, microwave, dishwasher and fridge-freezer. Door into the garden.

First Floor

Landing

The landing has one double glazed window and a loft hatch. The boiler is located in the loft.

Bedroom 1 12'7" x 11'5" (3.85 x 3.48)



The master bedroom has fitted wardrobes and cupboards providing plenty of storage. There is one double glazed window and a radiator.

Bedroom 2 11'5" x 11'3" (3.50 x 3.43)



This bedroom is a good size and has one window looking over the front of the property and a radiator.

Bedroom 3 10'0" x 7'10" (3.06 x 2.41)



The third bedroom has a fitted wardrobe for storage, one radiator and one double glazed window.

Bathroom



This modern bathroom comprises of a bath with shower head attachment, separate shower cubicle with two shower heads, WC, hand wash basin with drawers below, heated towel rail and two double glazed windows.

Outside

Front Garden

To the front of the property is a paved pathway leading to the porch and also an area laid to lawn in

front of the lounge window - giving the property a real curb appeal.

Rear Garden



The South facing rear garden is a perfect space for BBQ's, garden parties and alfresco dining and has been well maintained and landscaped. There is a paved patio leading out from the kitchen and an additional patio area to the rear of the garden in front of the summer house. There is also an area laid to lawn which is boarded by an array of mature shrubs.

Garage

The double garage is a great storage space but also has power and light so can be used to store an additional fridge-freezer or dryer.

Summer House



The summer house is located at the rear of the garden and has one window to allow in light. This could be a perfect space for those who work from home as it has power and light or alternatively somewhere for teenage children to sit with friends.

Rear Parking

There is space for parking in front of the garage.

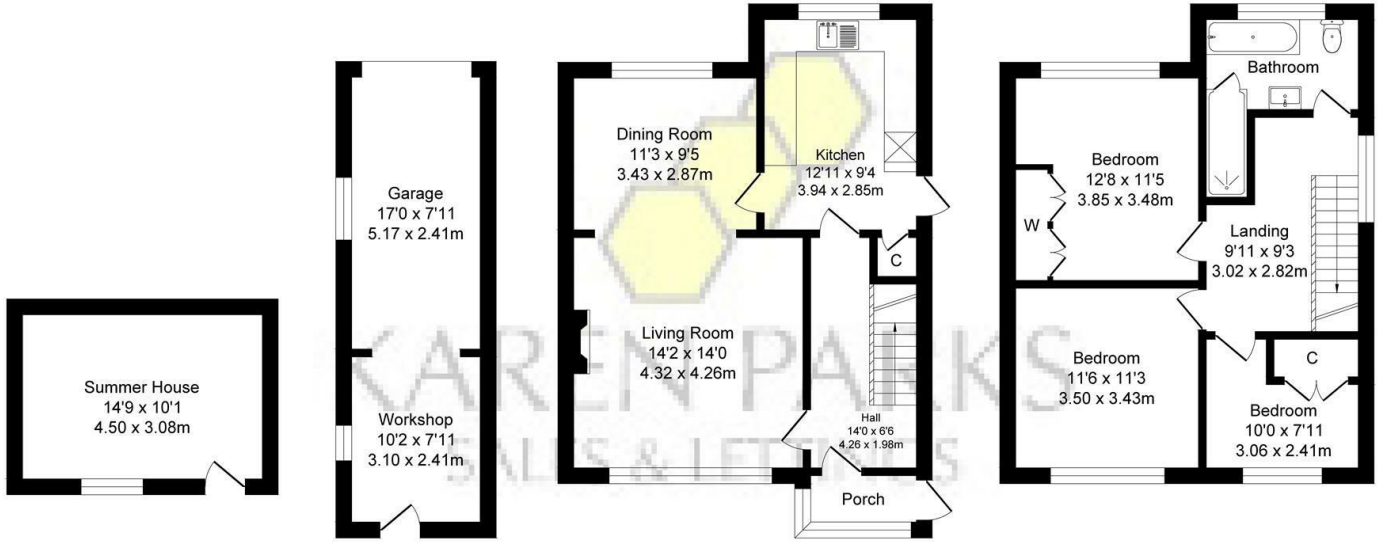
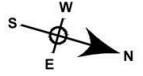
Important Information

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

Moss Green Total Approx. Floor Area 1465 Sq.ft. (136.1 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.



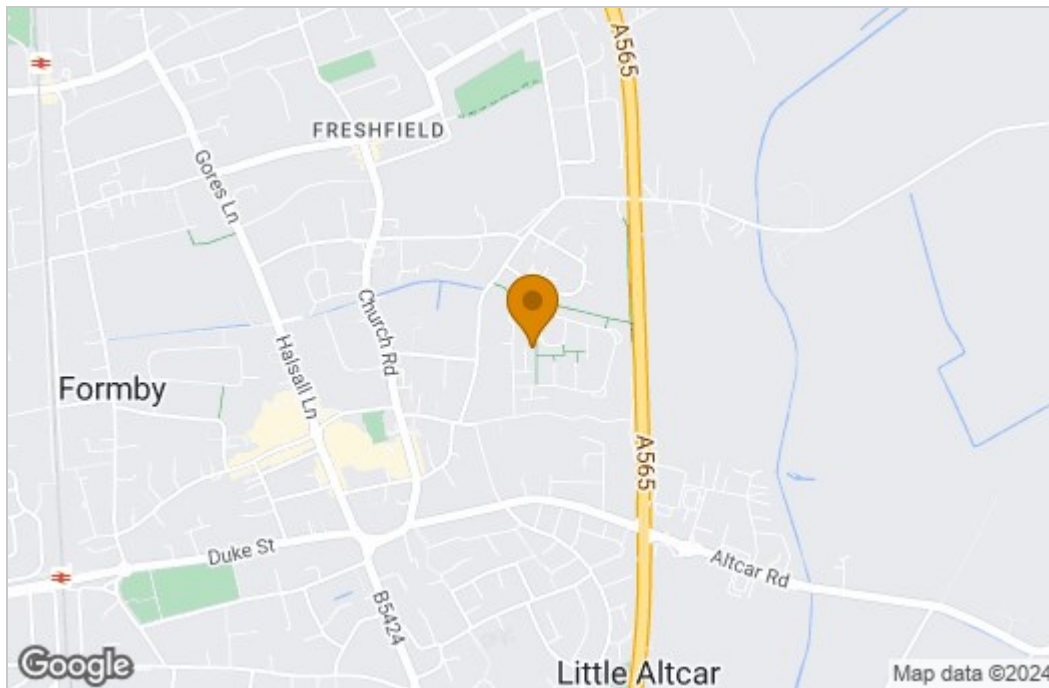
Outbuilding
Approx. Floor Area 149 Sq.Ft (13.8 Sq.M.)

Garage
Approx. Floor Area 216 Sq.Ft (20.1 Sq.M.)

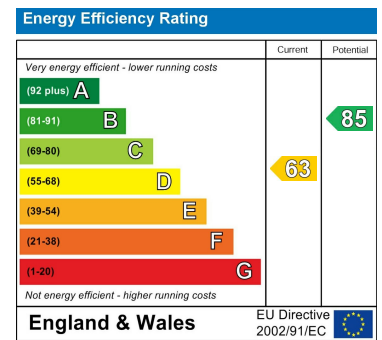
Ground Floor
Approx. Floor Area 561 Sq.Ft (52.1 Sq.M.)

First Floor
Approx. Floor Area 539 Sq.Ft (50.1 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.