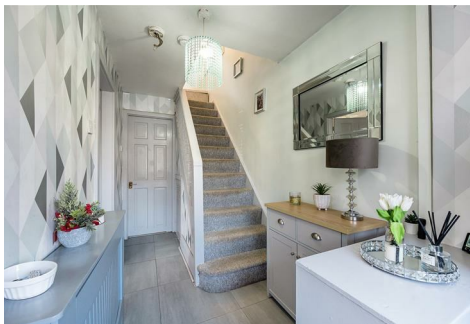




**KAREN PARKS**  
SALES & LETTINGS



**59 Fountains Way, Liverpool, L37 4HE**  
**Offers Over £235,000**

Karen Parks Sales and Lettings are pleased to offer for sale this three bedroom semi detached property. The house briefly comprises of: to the ground floor - hallway, lounge-diner, kitchen and bathroom. To the first floor are three bedrooms - two double and a single room. There is a driveway and garage to the front of the property and gardens to the rear. The house is perfect for families, couples, first time buyers and buy to let investors - it is situated just a short stroll away from local Primary schools and local amenities such as shops and hairdressers. It is also on a bus route and within easy reach of the Formby Bypass for those commuting to Southport or Liverpool. Early viewing of the property is advised.

## ACCOMMODATION

### Ground Floor

#### Hallway



The spacious hallway has one double glazed window, a radiator, under stairs storage cupboard and a cupboard containing meters.

#### Lounge-Diner 22'2" x 10'2" (6.76 x 3.12)



The lounge-diner is a bright space with a double glazed bay window to one end of the room and sliding patio doors to the other - allowing an abundance of light to flow through. There is one radiator and access into the kitchen.

#### Kitchen 8'4" x 8'1" (2.56 x 2.47)



The kitchen has a range of wall and base units providing storage for the kitchen, there is a sink and draining board with double glazed window above and an integrated oven and gas hob. There is space for a fridge-freezer and washing machine. Boiler is located in the kitchen and there is a door leading out to the garden.

#### Bathroom 6'9" x 5'9" (2.08 x 1.76)



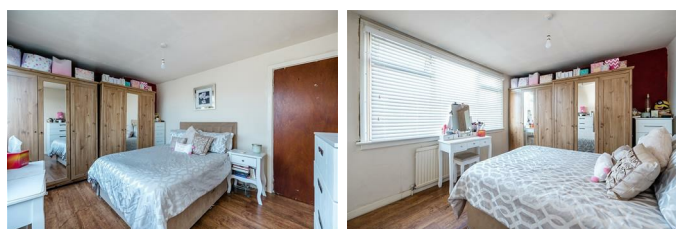
The bathroom comprises of a bath with over head shower with two shower heads, WC, hand wash basin with drawer below, heated towel rail and double glazed window.

### First Floor

#### Landing

The landing has a loft hatch and a double glazed window allowing in light.

#### Bedroom 1 11'2" x 10'5" (3.41 x 3.20)



The master bedroom has a fitted cupboard for storage, one double glazed window and a radiator.

#### Bedroom 2 11'8" x 8'0" (3.57 x 2.45)



This double bedroom has a double glazed window looking over the rear garden, one radiator and a fitted storage cupboard.

### **Bedroom 3 8'7" x 8'0" (2.64 x 2.44)**



The third bedroom has a row of fitted wardrobes with sliding mirrored doors providing plenty of storage, one radiator and a double glazed window.

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway providing off road parking for multiple cars.

#### **Rear Garden**



The rear garden has two paved patio areas perfect for BBQ's and sitting out in the summer months. There is also an area laid to lawn.

### **Garage 20'6" x 8'2" (6.25 x 2.50)**

The garage has access from the both the front of the property and also from the rear garden.

### **Important Information**

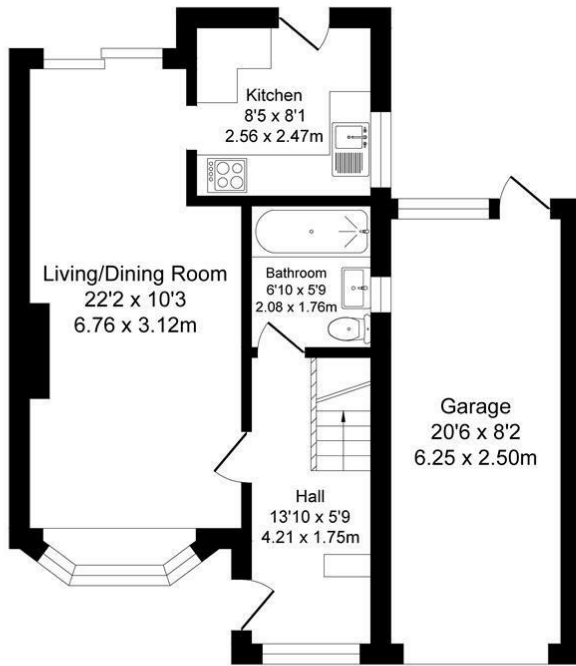
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

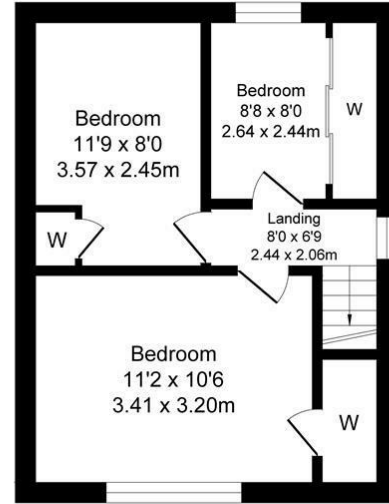
## Fountains Way

Total Approx. Floor Area 977 Sq.ft. (90.8 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 612 Sq.Ft (56.9 Sq.M.)



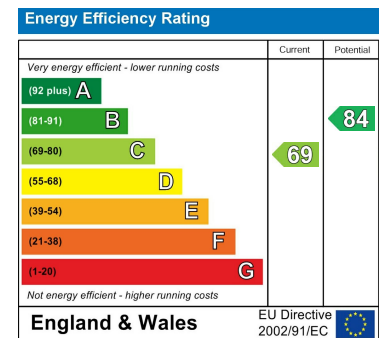
First Floor  
Approx. Floor Area 365 Sq.Ft (33.9 Sq.M.)



# 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.