



**KAREN PARKS**  
SALES & LETTINGS



**Flat 3 Lawswood Victoria Road, Liverpool, L37 7DH**  
**Offers In The Region Of £280,000**

Karen Parks Sales and lettings are pleased to bring to market the rare opportunity to purchase this two bedroom, ground floor apartment. It is situated in a much sought after location on Victoria Road and within walking distance of the Train station, local amenities such as shops and pubs. It is just a short stroll to Formby Pinewoods and Nature reserve. The property briefly comprises of: porch, hallway, kitchen, master bedroom with ensuite, lounge-diner with patio, second bedroom and family bathroom.

There are beautifully kept South facing surrounding gardens with space to sit out and enjoy the Summer sun. There is off road parking and a single garage. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Porch

Enclosed porch with one radiator and a double glazed window - leading into the hallway.

### Hallway



The hallway has one radiator and a large storage cupboard.

### Kitchen 10'2" x 9'4" (3.10 x 2.87)



The kitchen has a range of white wall and base units providing plenty of storage. There is a stainless steel sink and draining board with double glazed window above. There is an integrated oven, hob, extractor, washing machine and fridge. There is a small breakfast bar area with space for bar stools and a radiator.

### Lounge-Diner 18'0" x 16'3" (5.50 x 4.97)



The lounge-diner is an excellent size and has a double glazed door leading onto a patio and an additional double glazed window. There is one radiator and a feature electric fireplace.

### Bedroom 1 14'6" x 11'11" (4.43 x 3.64)



The master bedroom has a range of white fitted wardrobes, drawers and a dressing table providing plenty of storage for the room. There is one radiator and a double glazed window. Door into ensuite.

### Ensuite 8'4" x 3'10" (2.56 x 1.17)



The ensuite comprises of a shower cubicle, hand wash basin, WC, towel rail and double glazed window.

### Bedroom 2 16'7" x 12'5" (5.07 x 3.79)



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

### Bathroom 11'11" x 5'11" (3.65 x 1.82)



The bathroom comprises of a bath with overhead shower, hand wash basin, WC, radiator and storage cupboard with shelving and containing the boiler.

### Outside

## Patio



Leading out from the lounge is South facing patio providing space for outdoor seating with a hedge for privacy. It is a lovely spot for a morning coffee or an evening drink.

## Communal Gardens



There are beautifully kept and well maintained gardens surrounding the building and a rear garden area providing a private space for residents to sit and enjoy the Summer months. There is an area laid to lawn with some mature shrubs and bushes.

## Garage 19'4" x 7'11" (5.90 x 2.42)



There is a single garage with up and over garage door. There is power and light in the garage.

## Important Information

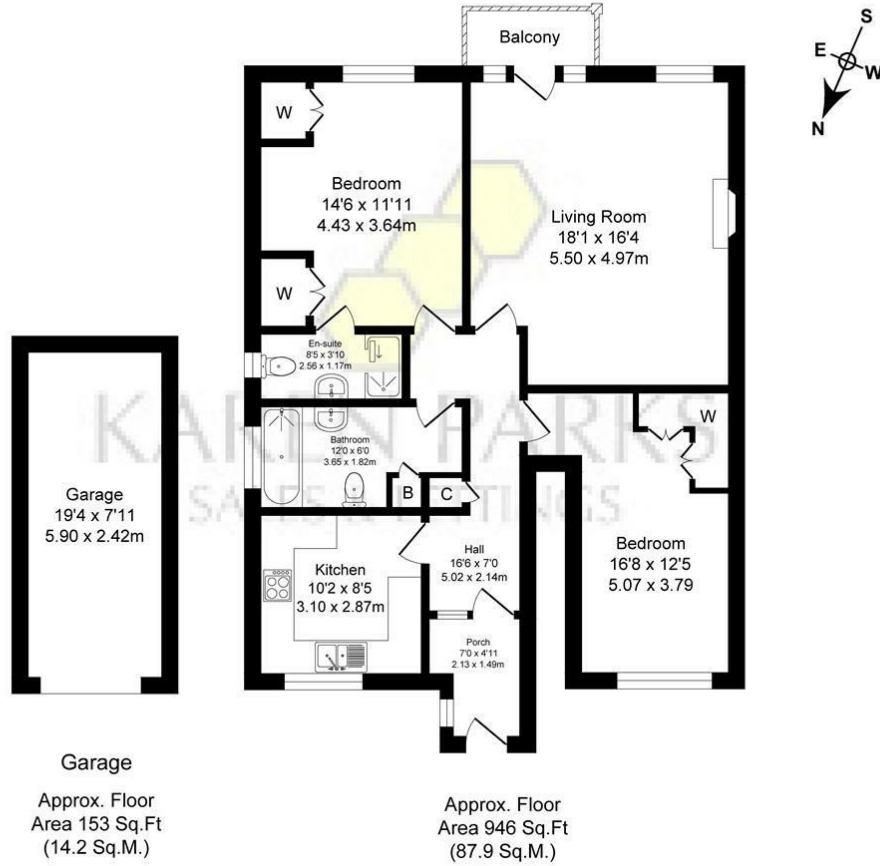
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

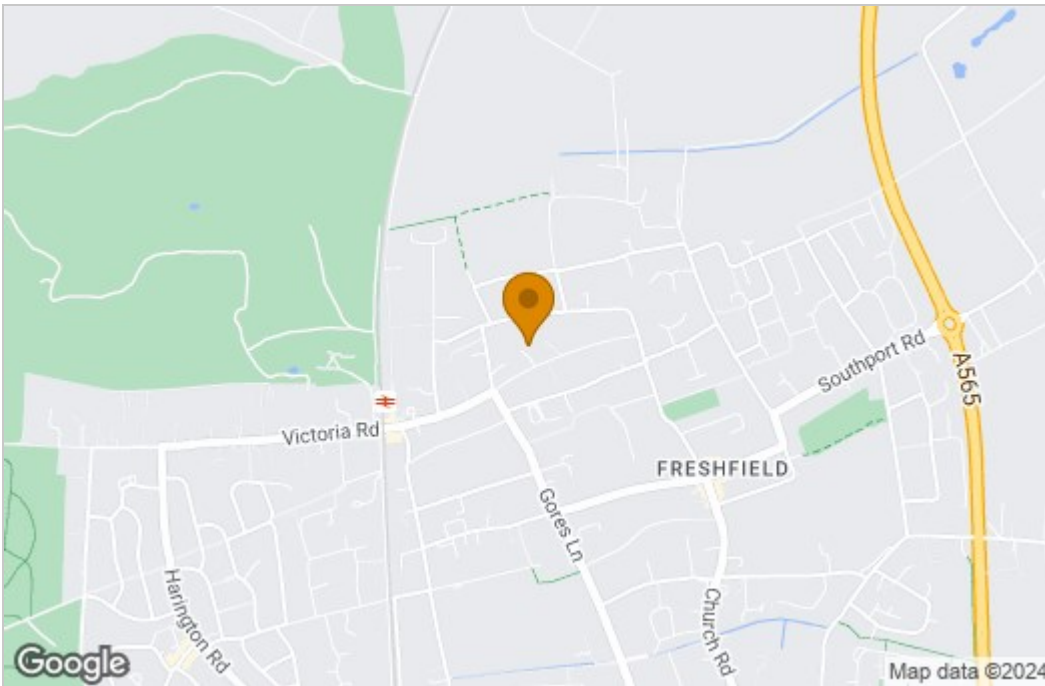
## Lawswood

Total Approx. Floor Area 1098 Sq.ft. (102.1 Sq.M.)

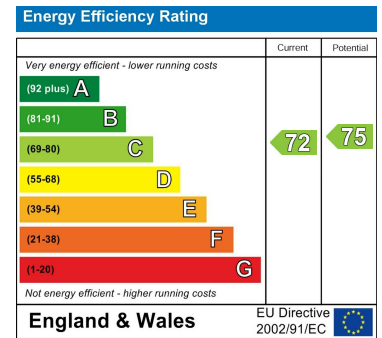
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



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.