



**KAREN PARKS**  
SALES & LETTINGS



**5 North Dunes, Liverpool, L38 0BS**

**£365,000**

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom, deceptively spacious detached bungalow. This cleverly laid out property comprises of: porch, hallway, dining room open to kitchen, utility room, lounge and conservatory. There are two double bedrooms and a bathroom to one side of the property and a further two bedrooms and shower room to the side of the bungalow. There is a sunny court yard to one side and a rear garden to the other. There is off road parking and a garage to the front of the property. It is conveniently situated close to transport links, the Hightown pub and the beach.

## ACCOMMODATION

### Porch

Enclosed porch leading into the hallway.

### Hallway



The hallway has a large double storage cupboard, one radiator and a loft hatch.

### Kitchen 18'2" x 7'4" (5.55 x 2.24)



The kitchen has a range of a grey wall and base units providing storage, there is a sink and draining board with double glazed window above. There is an integrated dishwasher and one radiator. Space for fridge-freezer and an oven and additional window looking into the conservatory and allowing in light. Kitchen is open to dining area.

### Open to Dining Area 9'2" x 8'7" (2.80 x 2.64)



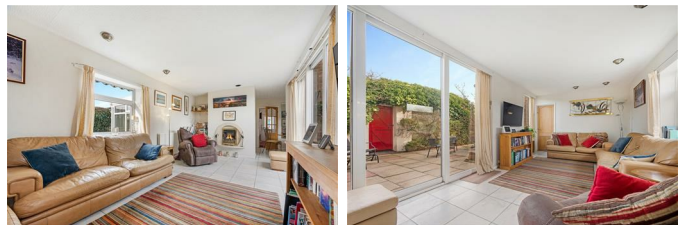
Open to the kitchen is the dining area which has one radiator and a double glazed window looking out onto the court yard.

### Utility Room 15'6" x 7'9" (4.74 x 2.37)



Accessed from the kitchen is the utility room which has additional base units providing storage and work top space. There is space for a washing machine and fridge-freezer. There is one radiator and a door into conservatory from here.

### Lounge 20'4" x 10'4" (6.20 x 3.17)



The lounge is a lovely space to enjoy the morning sun flooding through the sliding patio doors. There are an additional two double glazed windows allowing an abundance of light to flow in. There are two radiators and a feature gas fire place.

### Conservatory 15'9" x 7'9" (4.81 x 2.37)



The conservatory is a great space to sit and enjoy views of the garden. There is tiled floor, one radiator and patio doors leading out to the rear garden.

### Bedroom 1 12'6" x 9'10" (3.83 x 3.0)



The main bedroom has fitted sliding wardrobes and cupboards providing plenty of storage, one radiator and a double glazed window.

### **Bedroom 2 11'0" x 10'6" (3.37 x 3.22)**



This bedroom has fitted sliding mirrored wardrobes for storage, one radiator and a double glazed window.

### **Bathroom 7'7" x 5'8" (2.32 x 1.74)**



The bathroom comprises of a bath with overhead electric shower, WC, hand wash basin with cupboard below, radiator and two double glazed windows.

### **Bedroom 3 9'10" x 7'5" (3.0 x 2.27)**



The third double bedroom has one radiator and a double glazed window.

### **Bedroom 4 9'5" x 8'11" (2.89 x 2.74)**



The fourth bedroom can either be used as a office or single bedroom.

### **Shower Room 7'4" x 5'4" (2.24 x 1.65)**



There is a walk in wet room shower, hand wash basin, WC, double glazed window and radiator.

### **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 artificial grass leading out from the conservatory which leads onto a large paved patio area. It is surrounded by plant beds containing bushes, plants and shrubs.

## Side Courtyard



Accessed out from the lounge through a sliding patio door is a paved courtyard area to enjoy a coffee in the morning sun. There is an array of mature bushes and shrubs surrounding the area.

## Garage 15'8" x 8'4" (4.78 x 2.56)



Single garage with power and light - access from up and over garage door.

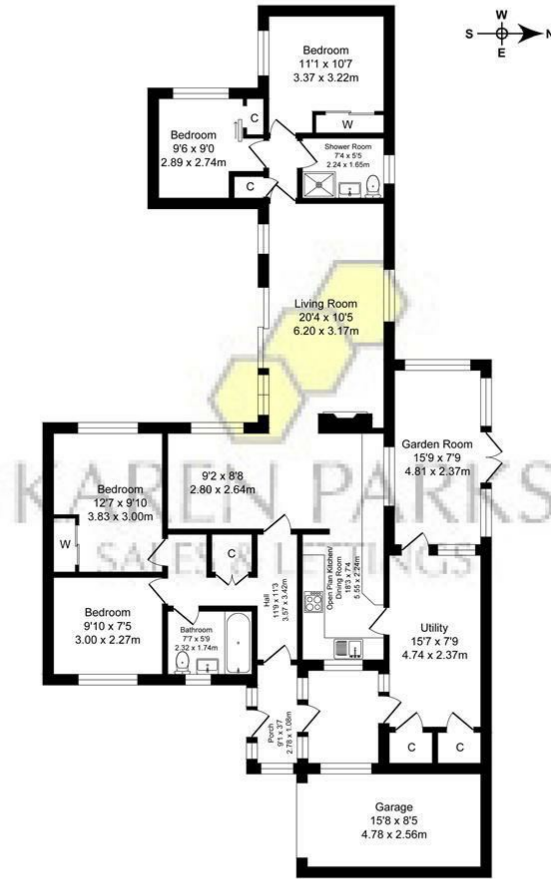
## Important Information

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

North Dunes, Hightown  
 Total Approx. Floor Area 1601 Sq.ft. (148.7 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.

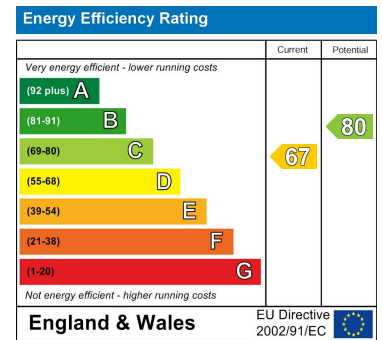


Approx. Floor Area 1601 Sq.Ft (148.7 Sq.M.)

# 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.