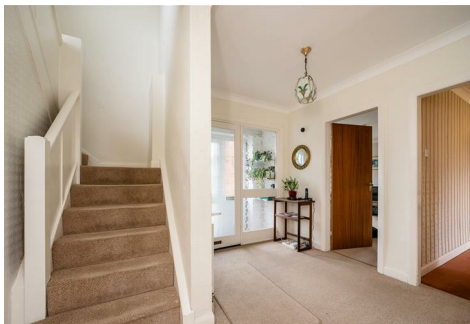




KAREN PARKS
SALES & LETTINGS



2 Coniston Road, Liverpool, L37 2JS

Offers Over £385,000

Karen Parks Sales and Lettings are delighted to bring to market the opportunity to purchase this four bedroom detached house - which is the perfect opportunity for someone to put their own stamp on this family home. The property has been well maintained but in need of modernisation and briefly comprises of: to the ground floor - porch, hallway, front lounge, dining room, kitchen and WC. To the first floor are four bedrooms and a family bathroom. There is off road parking to the front of the property and a garage and there are gardens to the rear. The property is perfectly positioned close to local Primary Schools, walking distance of Formby beach and nature reserve and also close to transport links and Formby village with all it's amenities. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch 6'2" x 2'4" (1.90 x 0.72)

Enclosed porch leading into the hallway.

Hallway



The hallway has one radiator.

Lounge 14'9" x 13'11" (4.52 x 4.25)



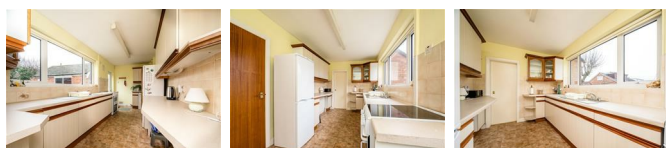
Situated at the front of the property is a bright lounge with a large double glazed bay window and another two additional windows allowing an abundance of light to flow in. There are two radiators and a feature gas fireplace.

Dining Room 14'2" x 13'10" (4.34 x 4.24)



The dining room over looks the rear garden and has a sliding patio door leading out. There is one radiator and access into the kitchen from here.

Kitchen 16'4" x 7'8" (4.98 x 2.36)



The kitchen has a range of wall and base units providing storage, stainless steel sink with draining

board and the boiler is located in here. There is space for a fridge-freezer, washing machine and oven. There is a double glazed window above the sink and a door leading out into the garden.

WC

WC with hand wash basin, double glazed window and a rail for coats.

First Floor

Landing

The landing has one double glazed window and a radiator.

Bedroom 1 14'11" x 13'11" (4.55 x 4.25)



The master bedroom is an excellent size and has fitted wardrobes with cupboards above providing storage, one radiator and a double glazed window.

Bedroom 2 11'1" x 10'11" (3.40 x 3.33)



This double bedroom has one radiator and a double glazed window.

Bedroom 3 9'6" x 7'10" (2.91 x 2.39)



This bedroom has a double glazed window overlooking the garden and one radiator.

Bedroom 4 8'1" x 6'10" (2.47 x 2.10)



The fourth bedroom has a double glazed window.

Bathroom 7'8" x 6'5" (2.36 x 1.97)



The bathroom comprises of a bath with overhead electric shower, hand wash basin, WC, radiator, double glazed window and storage cupboard containing the tank.

Outside

Front Garden

The front of the property has an area laid to lawn and a low level wall. There is a paved driveway leading up to the garage with off road parking for multiple cars.

Rear Garden



Leading out from the sliding door is a paved patio which is a perfect space to sit and enjoy a morning coffee. There is an area laid to lawn which is bordered by an array of hedges, bushes and flower beds. There is a further patio to the rear of the garden with space for a greenhouse.

Garage 16'10" x 8'4" (5.14 x 2.56)

Single garage with power. There is an up and over garage door, side door access and a window.

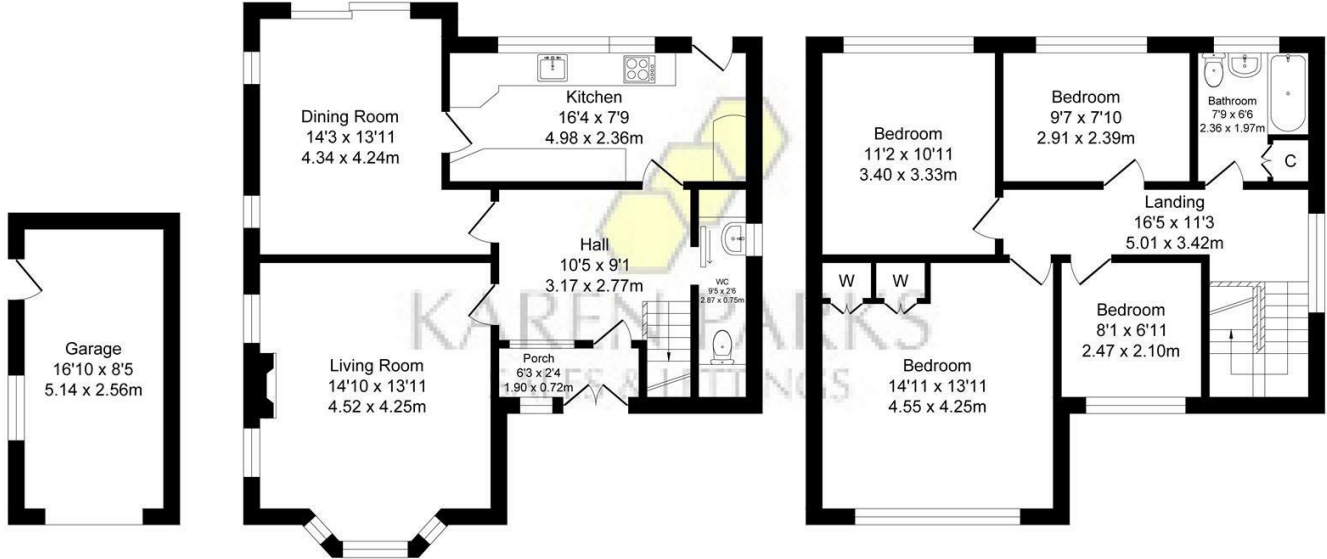
Important Information

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

Coniston Road, Formby Total Approx. Floor Area 1574 Sq.ft. (146.2 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.

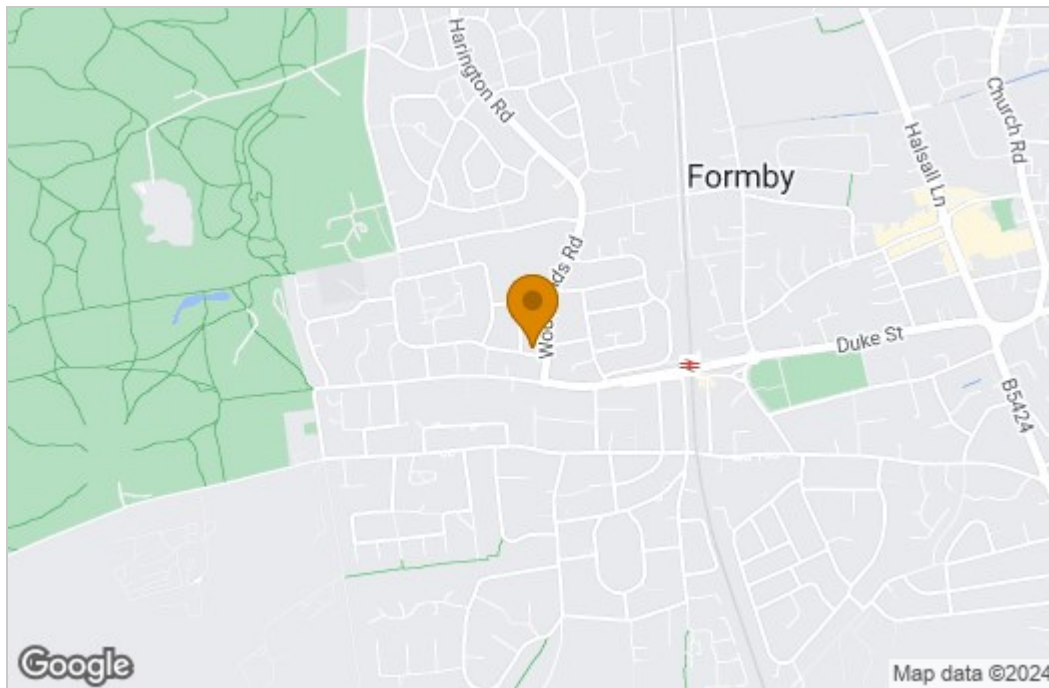


Garage
Approx. Floor Area 141 Sq.Ft (13.1 Sq.M.)

Ground Floor
Approx. Floor Area 730 Sq.Ft (67.8 Sq.M.)

First Floor
Approx. Floor Area 703 Sq.Ft (65.3 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.