

KAREN PARKS
SALES & LETTINGS



5 Whitehouse Avenue, Liverpool, L37 3LR

Offers Over £230,000

Karen Parks Sales and lettings are delighted to bring to market this three bedroom property situated in a quiet position but still just a short stroll from Formby village with all its amenities such as shops, restaurants, hairdressers and cafes. It is also within close proximity of local Primary schools and transport links. The house briefly comprises of: porch, hallway, lounge, kitchen-diner, three bedrooms and a family bathroom with separate bath and shower. There is off road parking to the front of the property, a garage and gardens to the rear. This deceptively spacious property benefits from a newly fitted family bathroom and Valliant boiler.

ACCOMMODATION

Ground Floor

Porch

Enclosed porch leading into the hallway.

Hallway

Hallway leading into the lounge.

Lounge 14'8" x 13'6" (4.48 x 4.12)



The lounge is situated at the front of the property and has one double glazed window, a radiator and feature fireplace surround with space for fire.

Side porch

There is a side porch for access from the driveway which leads into a hallway to the kitchen-diner.

Inner hallway

Inner hall with under stairs storage cupboard containing the electric meter.

Kitchen 11'7" x 10'0" (3.55 x 3.06)



The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with water filter tap and draining board with double glazed window above. There is one radiator and space for a fridge, oven, washing machine and dishwasher.

Open to dining room 18'1" x 8'8" (5.52 x 2.65)



Opening from the kitchen is a dining area and this is a great space for entertaining or family living. There is a double glazed window looking out over the garden.

First Floor

Landing

The landing has a double glazed window with frosted glass and a loft hatch.

Bedroom 1 13'3" x 8'8" (4.04 x 2.66)



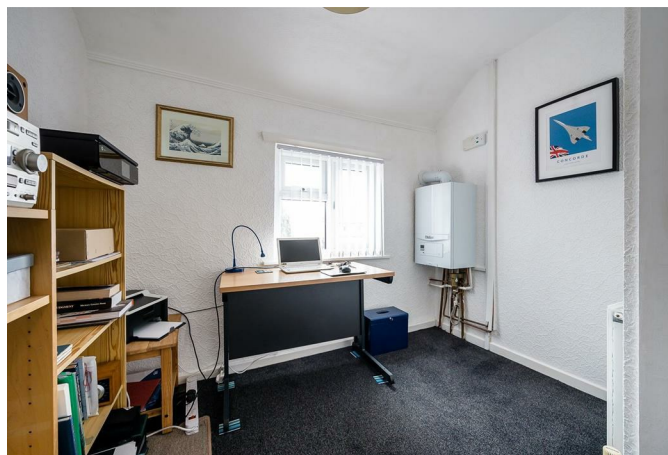
This double bedroom has one radiator and a double glazed window.

Bedroom 2 10'2" x 9'7" (3.12 x 2.93)



This bedroom has one radiator and a double glazed window looking out to the front of the property.

Bedroom 3 8'11" x 8'11" (2.74 x 2.73)



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

Bathroom 8'8" x 8'5" (2.66 x 2.59)



The modern and recently fitted spacious bathroom comprises of a bath, shower cubicle with two shower heads, WC, hand wash basin with storage below, double glazed window, heated towel rail and an additional larger storage cupboard.

Outside

Front Garden

The front of the property has an area laid to lawn boarded by a low level brick wall and there is a paved driveway providing off road parking for multiple cars.

Garage 15'7" x 9'0" (4.76 x 2.75)



Single garage with up and over garage door.

Rear Garden



The rear garden has a paved patio leading down to the rear of the garden perfect for alfresco dining, there is also an area laid to lawn boarded by recently fitted fencing.

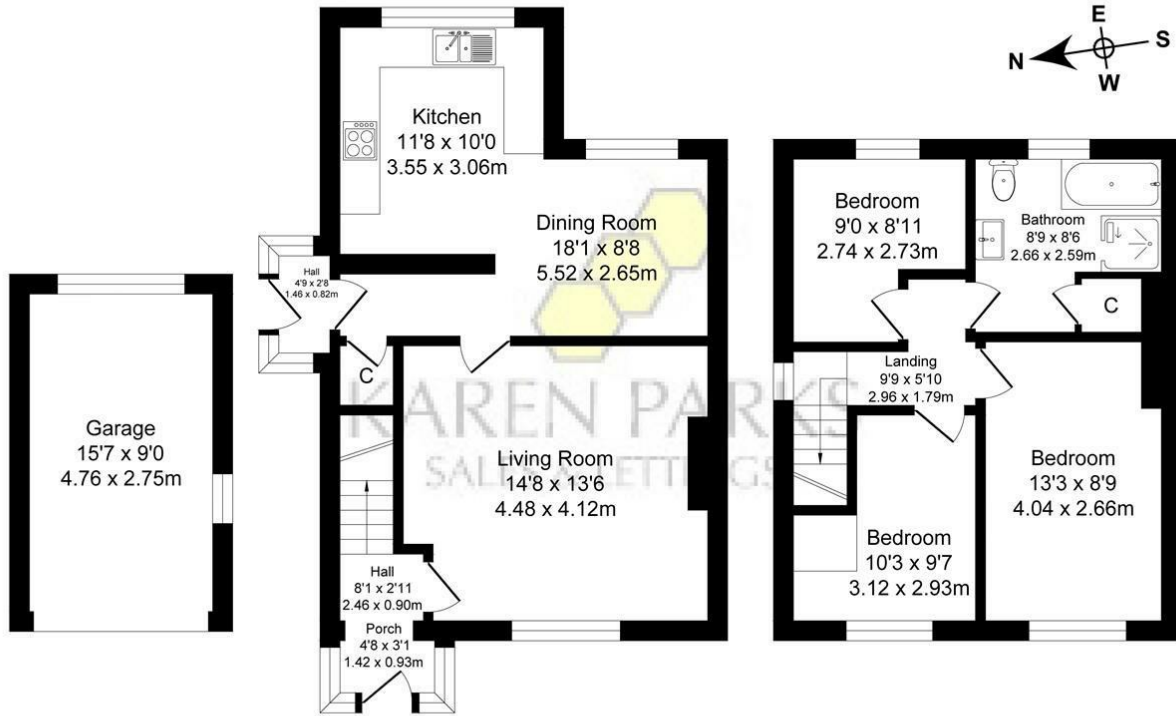
Important Information

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

Whitehouse Avenue Total Approx. Floor Area 1057 Sq.ft. (98.2 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.

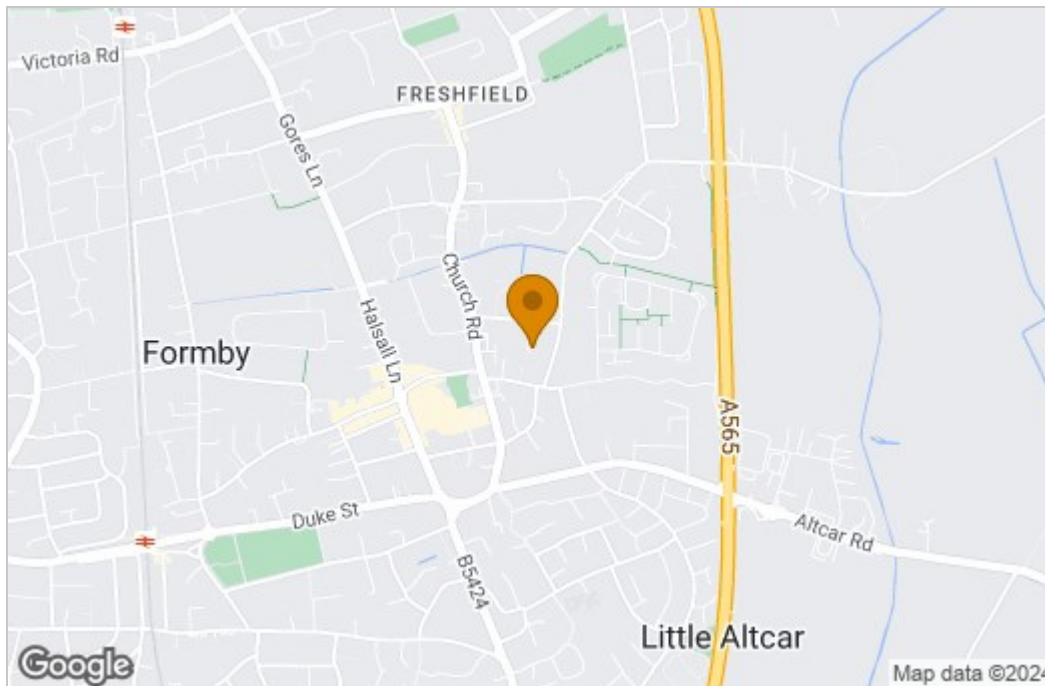


Garage
Approx. Floor Area 140 Sq.Ft (13.0 Sq.M.)

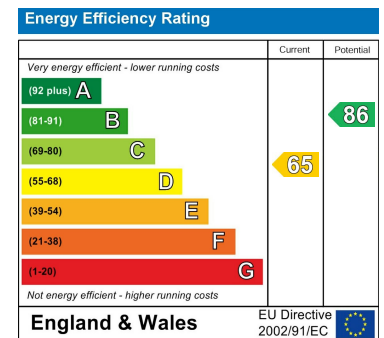
Ground Floor
Approx. Floor Area 507 Sq.Ft (47.1 Sq.M.)

First Floor
Approx. Floor Area 410 Sq.Ft (38.1 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.