

KAREN PARKS
SALES & LETTINGS



5 Grangewood Close, Liverpool, L37 2FE
Offers Over £220,000

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented two bedroom, ground floor apartment. The property benefits from No ONWARD CHAIN, it's own private rear garden leading out from patio doors. The apartment briefly comprises of: lounge open to a kitchen-diner area, two double bedrooms with fitted wardrobes to the master and a recently fitted shower room. The apartment has two allocated parking spaces to the front and a private garden to the rear. It is located in a quiet spot but still within close proximity to local amenities such as shops, cafes, hairdressers and the Train station.

ACCOMMODATION

Lounge 11'6" x 13'0" (3.53 x 3.98)



The lounge area has a feature electric fireplace as a focal point to the room, one radiator and a double glazed window allowing in light. The lounge opens up into the kitchen-diner space.

Open to Kitchen-Diner 9'5" x 14'5" (2.89 x 4.41)

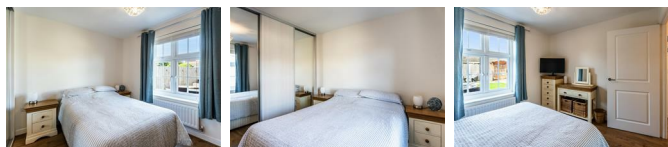


The kitchen area has a range of wall and base units providing storage, there is an integrated fridge-freezer, oven, grill, hob and extractor, washing machine and dishwasher. There is a double glazed window with radiator below and space for a dining table.

Inner Hallway

The inner hallway has one radiator and large storage cupboard.

Bedroom 1 10'11" x 9'7" (3.33 x 2.94)



The master bedroom has a row of fitted sliding wardrobes providing plenty of storage, one radiator and a double glazed window looking over the garden.

Bedroom 2 9'11" x 9'9" (3.03 x 2.98)



The second double bedroom has one radiator and double glazed patio doors leading out into the private garden.

Shower Room 6'9" x 6'3" (2.07 x 1.92)



The recently fitted shower room has a large walk in shower with two shower heads, WC, hand wash basin and a heated towel rail.

Outside

Front Garden

There are two designated parking spaces to the front of the property and an area of artificial grass.

Rear private garden



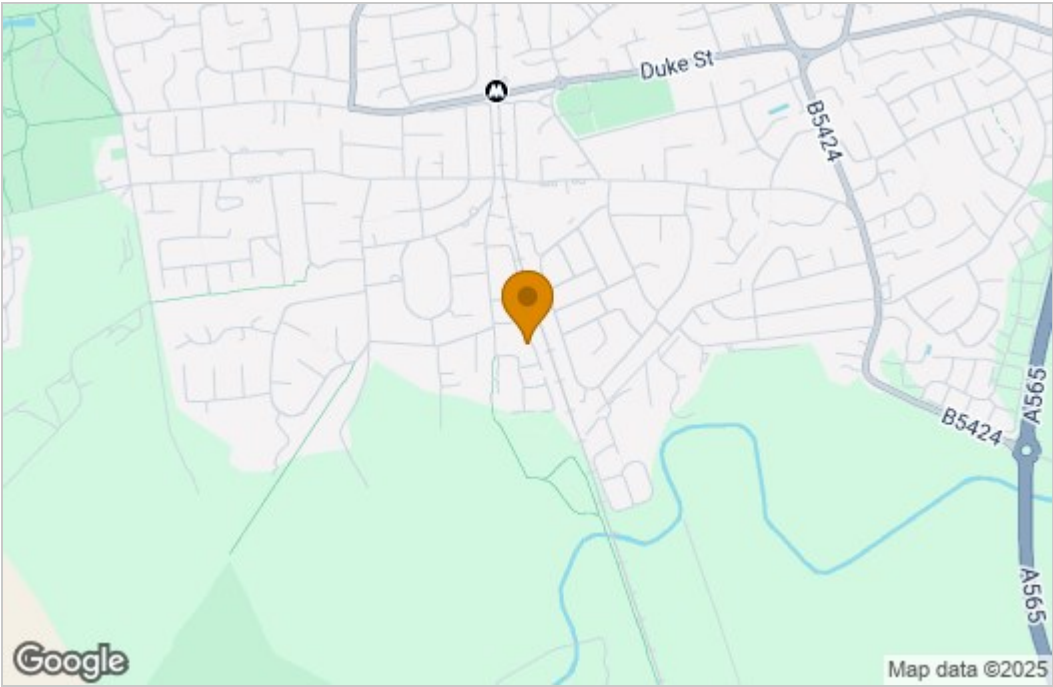
The private rear garden has been beautifully landscaped with a paved patio area and artificial grass for easy maintenance. It can be accessed via either the patio doors or there is a side gate.

Important Information

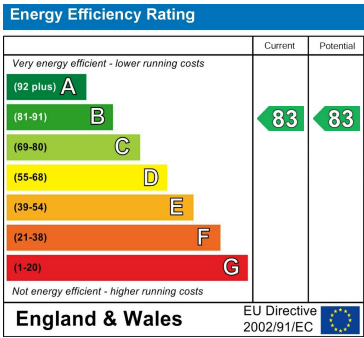
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Area Map



Energy Efficiency Graph



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