



**KAREN PARKS**  
SALES & LETTINGS



**3 Fishermans Close, Liverpool, L37 1XX**  
**Offers Over £650,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom detached true bungalow, located in a much sought after location. The property is just a short stroll away from Formby Nature Reserve, Formby Golf Club, the train station and within close proximity of shops and local amenities. The bungalow briefly comprises of: porch, hallway, three bedrooms with an ensuite to the master and one family bathroom. There is a kitchen, lounge and separate dining room. There are gardens and off road parking to the front of the property. To the rear are private and secluded gardens complete with summer house and double garage. Very rarely do properties become available for sale in this location and the bungalow boasts a huge amount of potential. Early viewing is advised.

## ACCOMMODATION

### Porch

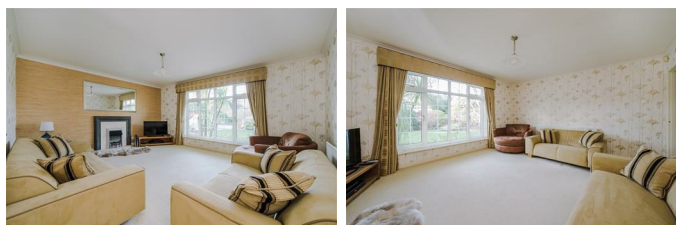
Enclosed entrance porch leading into the hallway.

### Hallway



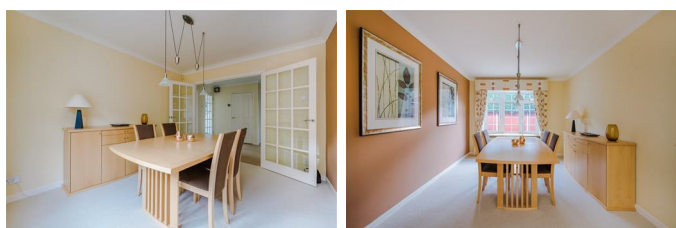
The hallway provides access into all the rooms and has a large storage cupboard/cloakroom.

### Lounge 15'10" x 14'4" (4.85 x 4.37)



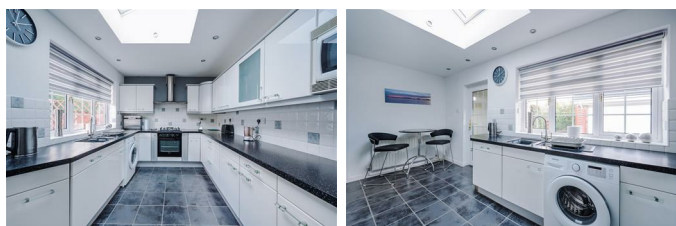
The lounge has a large double glazed window allowing an abundance of light to flow into the room. There is a feature fireplace as a focal point for the room and one radiator.

### Dining Room 12'10" x 10'0" (3.92 x 3.05)



The dining room has a double doors leading in from the hallway. There is a double glazed bay window and one radiator.

### Kitchen 15'10" x 10'7" (4.85 x 3.23)



The kitchen has a range of white gloss wall and base

units providing plenty of storage, as well as an additional storage cupboard. There is a double glazed window looking out onto the garden as well as a remote opening velux skylight. There is an integrated sink, oven, hob, extractor fan and also dishwasher. There is space for a washing machine. There is a radiator and door leading out to the WC.

### WC

WC and hand wash basin.

### Bedroom 1 16'11" x 10'7" (5.16 x 3.25)



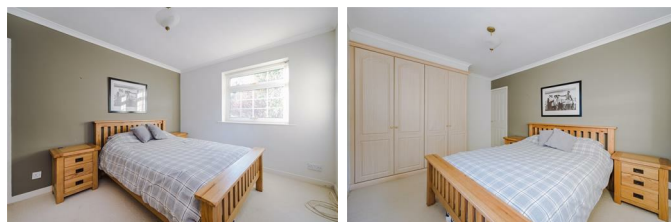
The master bedroom is a good size and has a range of fitted furniture such as drawers and wardrobes - providing plenty of storage. There is one radiator and a double glazed window. Door into the ensuite.

### Ensuite



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

### Bedroom 2 13'6" x 10'2" (4.12 x 3.10)



The second bedroom has two dual aspect windows allowing plenty of light to flow in. There are two double wardrobes fitted for storage. There is one radiator in the room.

### **Bedroom 3 10'5" x 7'4" (3.19 x 2.26)**



The third bedroom could be used as a bedroom or a snug/office. There is one double glazed window and a radiator.

### **Bathroom**



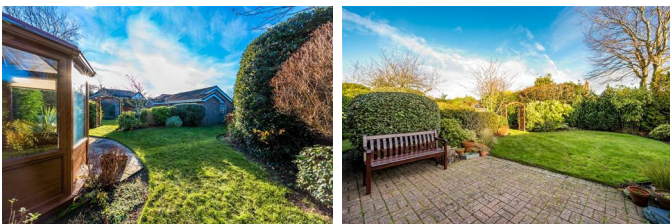
The main bathroom comprises of a bath with overhead shower, hand wash basin, WC, towel radiator and a double glazed window.

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway providing off road parking for multiple cars. There is also an area laid to lawn in front of the house that is boarded by mature bushes and hedges giving the property a lot of privacy. There are double wooden gates leading up to the double garage.

#### **Rear Garden**



The rear garden has a patio leading out from the property - a perfect space for alfresco dining or to

enjoy a morning coffee. This leads onto an area laid to lawn and boarded by an array of mature shrubs and hedges, making the garden very private. The garden is complete with a UPVC summer house that has power and light, which could make a great space for those working from home.

### **Double Garage 18'1" x 17'5" (5.53 x 5.32)**

The property has the advantage of a double garage providing plenty of storage and space to store cars.

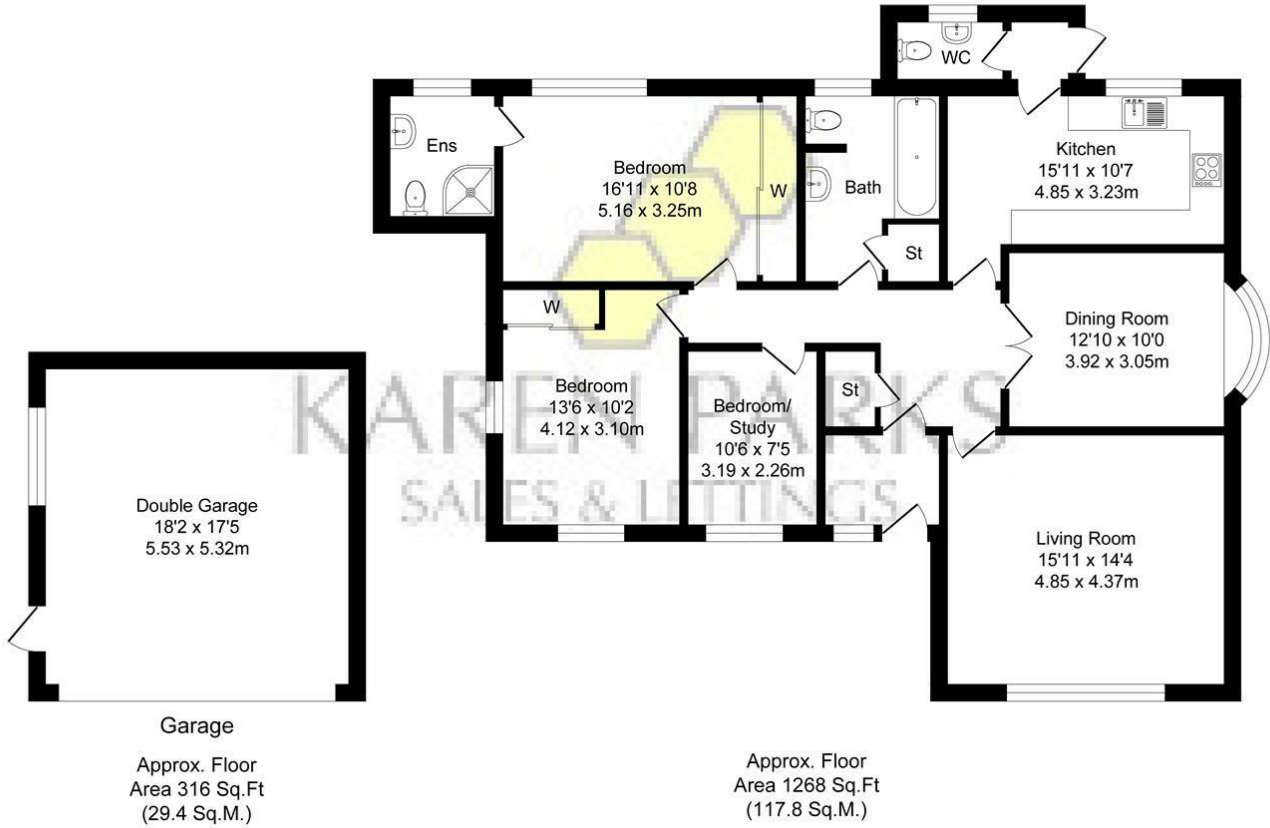
### **Important information**

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.

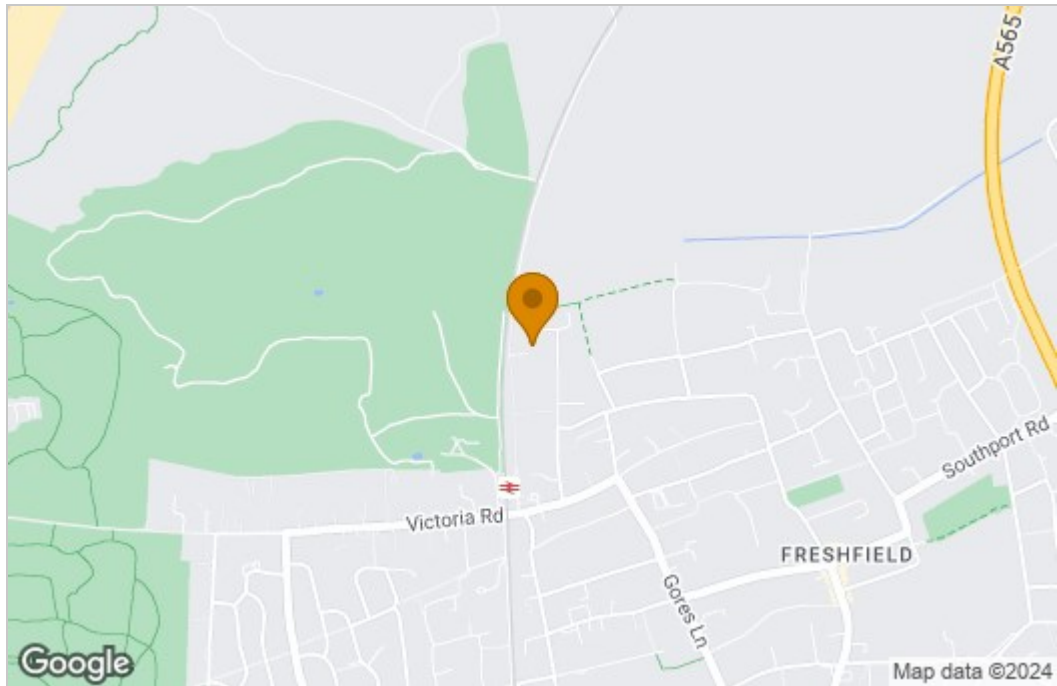
# Floor Plan

## Fishermans Close Total Approx. Floor Area 1584 Sq.ft. (147.2 Sq.M.)

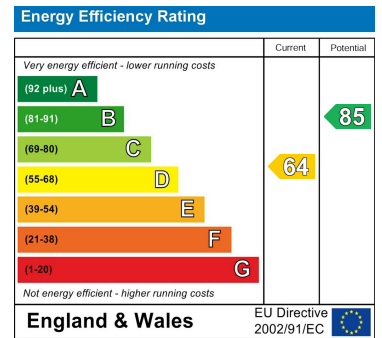
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.