



KAREN PARKS
SALES & LETTINGS



13 Cropton Road, Formby, Liverpool, L37 4AD

£185,000

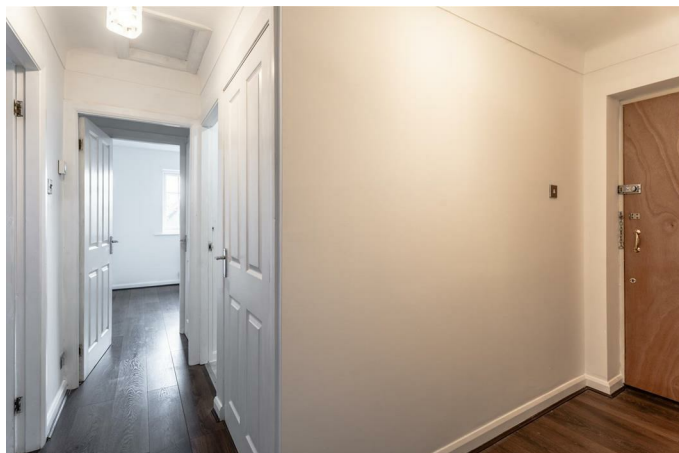
Karen Parks Sales and Lettings are delighted to bring to market this two bedroom first floor apartment situated just a stones throw away from Formby Village. The property briefly comprises of: communal entrance, hallway, two bedrooms, bathroom, lounge-diner and kitchen. To the outside there are communal gardens and the property benefits from a garage and car parking space. The apartment is within walking distance of the village with all it's amenities such as shops, cafes and restaurants. It is also close to transport links such as the train station and a bus route - making it great for those who are commuting. The property is offered WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance and Hallway

There is a communal entrance leading up to the first floor and a meter cupboard located on the ground floor.

Hallway



The apartment hallway has one radiator and a large storage cupboard.

Lounge-Diner 11'10" x 16'0" (3.63 x 4.88)



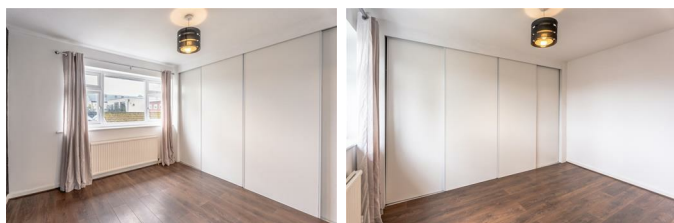
The lounge-diner is a good size and has a double glazed bay window allowing in plenty of light and one radiator.

Kitchen 10'7" x 8'5" (3.24 x 2.59)



The kitchen has a range of wall and base units providing storage for the kitchen. There is an integrated oven and hob and the boiler is located in the kitchen. There is space for a washing machine and space for a fridge-freezer.

Bedroom 1 12'8" x 10'0" (3.87 x 3.05)



The master bedroom has a row of sliding fitted

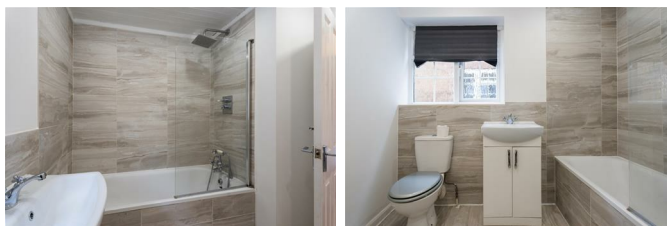
wardrobes providing plenty of storage space, one radiator and a double glazed window.

Bedroom 2 10'8" x 11'1" (3.26 x 3.39)



The second bedroom has one double glazed window looking over the front of the property, one radiator and a fitted storage cupboard with a rail.

Bathroom 7'9" x 6'2" (2.38 x 1.88)



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

Outside

Garage



The apartment has a single garage located to the rear with a parking space in front of the garage.

Communal Grounds

There are communal gardens to the front and rear of the property that are beautifully maintained. The garages are situated to the rear of the building.

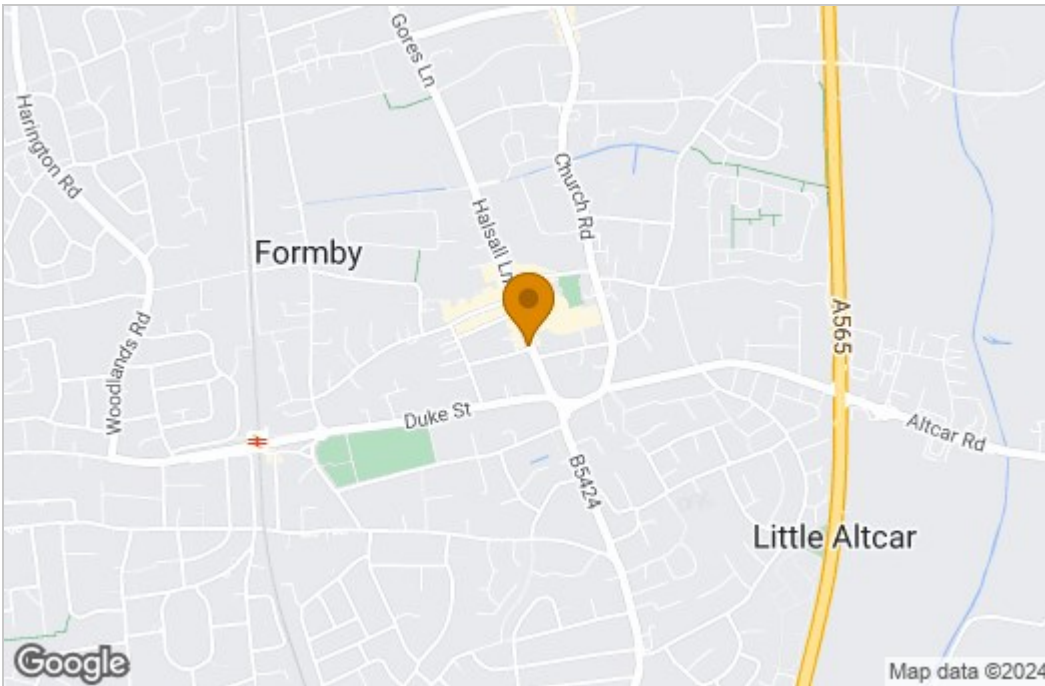
Important Information

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

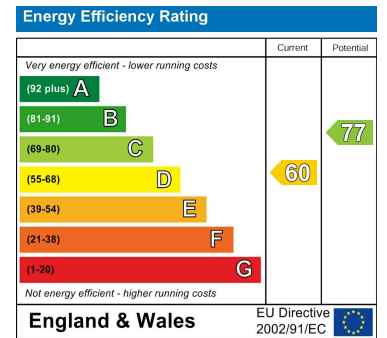
to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Area Map



Energy Efficiency Graph



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.