

KAREN PARKS
SALES & LETTINGS



49 Kent Road, Liverpool, L37 6BG

Offers Over £230,000

Karen Parks Sales and Lettings are pleased to offer for sale this three bedroom semi detached property. The house briefly comprises of: to the ground floor- hallway, a lounge-diner, kitchen and wet room. To the first floor are three bedrooms and a family bathroom. There is off road parking to the front of the property with a garage for storage and sunny gardens to the rear. This house would be perfect for a first time buyer, couple or family wishing to put their own stamp on a property. It is conveniently located in a quiet spot but still within easy reach of local amenities such as shops, hairdressers, cafes and transport links. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch

Enclosed porch leading into hallway.

Hallway 15'8" x 6'0" (4.80 x 1.84)

The hallway has a meter cupboard, one radiator and a small under stairs storage cupboard.

Lounge-Diner 14'1" x 11'9" into 8'11" x 8'2" (4.30 x 3.59 into 2.72 x 2.51)



The open plan lounge-diner is a bright space with a double glazed window to the front and sliding patio doors to the rear allowing plenty of light to flow through. There is a feature gas fireplace in the lounge with one radiator and an additional radiator in the dining area. There are glass sliding doors to separate the space.

Kitchen 8'9" x 8'2" (2.68 x 2.50)



There are a range of wall and base units providing storage for the kitchen, there is a sink and draining board with double glazed window above. There is space for an oven, washing machine and fridge-freezer. Door leading into the wet room.

Wet Room 7'9" x 3'7" (2.37 x 1.10)



Situated off the kitchen is a wet room with shower, hand wash basin, WC and radiator. This could potentially be converted into a utility room/WC depending on the buyers preference.

First Floor

Landing 7'8" x 6'10" (2.35 x 2.09)



The landing has a loft hatch and double glazed window.

Bedroom 1 12'0" x 10'11" (3.67 x 3.34)



The master bedroom has one radiator, a double glazed window and a fitted storage cupboard.

Bedroom 2 11'1" x 10'8" (3.38 x 3.26)



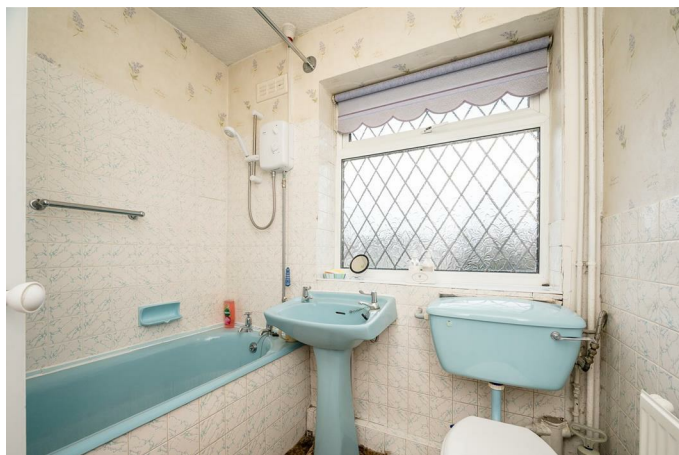
The second double bedroom has a double glazed window looking over the rear garden and one radiator.

Bedroom 3 8'10" x 6'10" (2.70 x 2.09)



The third bedroom has a double glazed window, one radiator and the boiler is located in here.

Bathroom 6'7" x 5'7" (2.01 x 1.72)



The bathroom comprises of a bath with over head electric shower, hand wash basin, WC, radiator and 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 containing an array of plants and shrubs giving the property curb appeal.

Rear Garden



The rear garden has a south facing sunny aspect making it perfect for alfresco dining and summer BBQ's. There is a paved patio area leading out from the dining room which leads onto an area laid to lawn and lined with a row of mature hedges giving privacy to the garden. There are beds containing plants and bushes giving some colour to the garden in the summer months.

Garage

There is a garage for storage with access from both the front and rear of the property.

Important Information

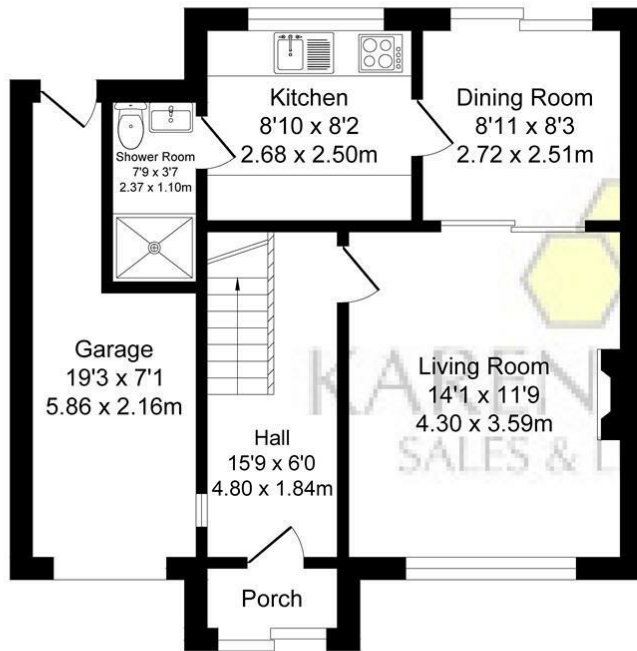
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Kent Road, Formby

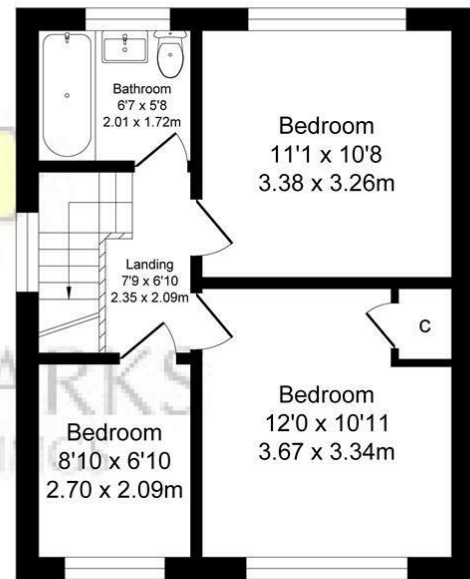
Total Approx. Floor Area 985 Sq.ft. (91.5 Sq.M.)

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.



Ground Floor

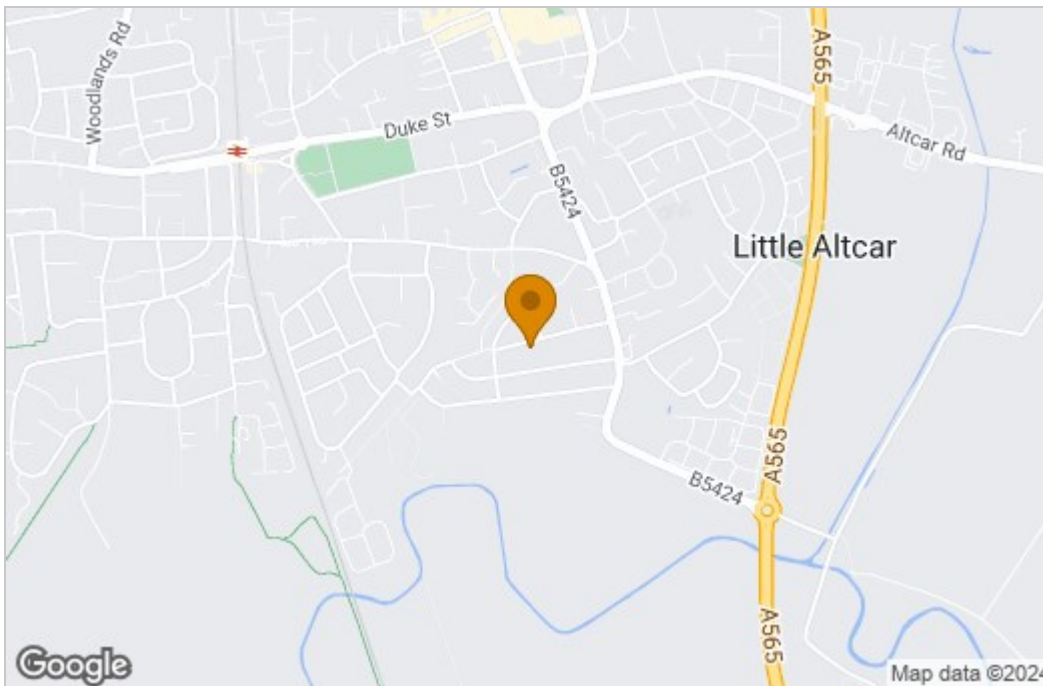
Approx. Floor Area 576 Sq.Ft (53.5 Sq.M.)



First Floor

Approx. Floor Area 409 Sq.Ft (38.0 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	

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