



**KAREN PARKS**  
SALES & LETTINGS



**11 Liverpool Road, Liverpool, L37 4BN**  
**Offers Over £395,000**

Karen Parks Sales and Lettings are delighted to bring to market this two/three bedroom detached bungalow that has been recently modernised and offers plenty of versatile space. The property is set back from the road offering plenty of off road parking on the newly laid driveway - with space for a motorhome. The property briefly comprises of: an enclosed porch leading to hallway, modern recently fitted kitchen, lounge, master bedroom, bathroom and a dining room/third bedroom. To the first floor is a further good sized double bedroom. There is a garage to the rear leading to a sunny and private garden. The bungalow is excellently positioned just a short stroll away from Formby village with all it's amenities such as shops, cafes, hairdressers and restaurants. It is also situated on a bus route and within walking distance of Formby station.

## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the hallway.

#### Hallway



The hallway has one radiator and provides access to all rooms.

#### Kitchen-Breakfast Room 15'0" x 14'4" (4.59 x 4.39)



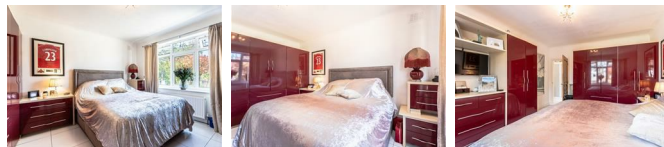
The Wren kitchen has been recently installed with a central island providing additional work top space and storage and even space for a breakfast bar. The kitchen has a range of white gloss fitted wall and base units providing plenty of storage for the kitchen. There is a sink with draining board and double glazed window above and also a set of double glazed patio doors leading out to the side of the property. There is an integrated fridge-freezer and dishwasher and the Vaillant boiler is located in there. There is space for a washing machine, dryer and Smeg cooker.

#### Lounge 11'10" x 14'10" (3.62 x 4.53)



The lounge is a lovely bright room with double glazed patio doors opening right out into the garden - making it a perfect space for entertaining in the summer months. There are two additional smaller windows allowing in light. There is one radiator and a feature electric fireplace as a focal point to the room.

#### Bedroom 1 11'10" x 14'8" (3.62 x 4.48)



The master bedroom is located on the ground floor and has a range of fitted wardrobes and drawers providing plenty of storage for the room. There is one radiator and a double glazed window. There is space for a super-king bed between the fitted drawers.

#### Bathroom 7'10" x 8'5" (2.41 x 2.59)



The modern bathroom comprises of a bath with overhead shower with two shower heads, WC, hand wash basin with plenty of cupboard space surrounding, two double glazed windows and a radiator. The bathroom walls have been finished in Glam render for easy clean/maintenance. There is additional storage cupboards with plumbing for a shower behind - meaning a separate shower could be installed.

#### Bedroom 3/Dining Room 14'9" x 13'10" (4.52 x 4.22)



This room is currently being used as a dining room but could alternatively be used as a third bedroom depending on the owners preference. There is one radiator and a double glazed bay window allowing plenty of light to flow in.

### First Floor

#### Bedroom 2 15'6" x 15'5" (4.73 x 4.70)



The second double bedroom is located on the first floor. There is a large double glazed window allowing an abundance of light to flow in and storage into the eaves. There is a fitted electric fireplace in this room.

### Outside

## Front Garden



The front of the property has been recently paved and provides plenty of off road parking and even room for a motorhome. There is a area laid to lawn and boarded by an array of lovely plants and bushes giving the property real curb appeal.

## Rear garden



The rear garden has a paved patio leading out from the double patio doors providing plenty of space for seating and a perfect spot for a morning coffee or alfresco dining. This leads onto an area laid to lawn which is boarded by plant beds.

## Garage



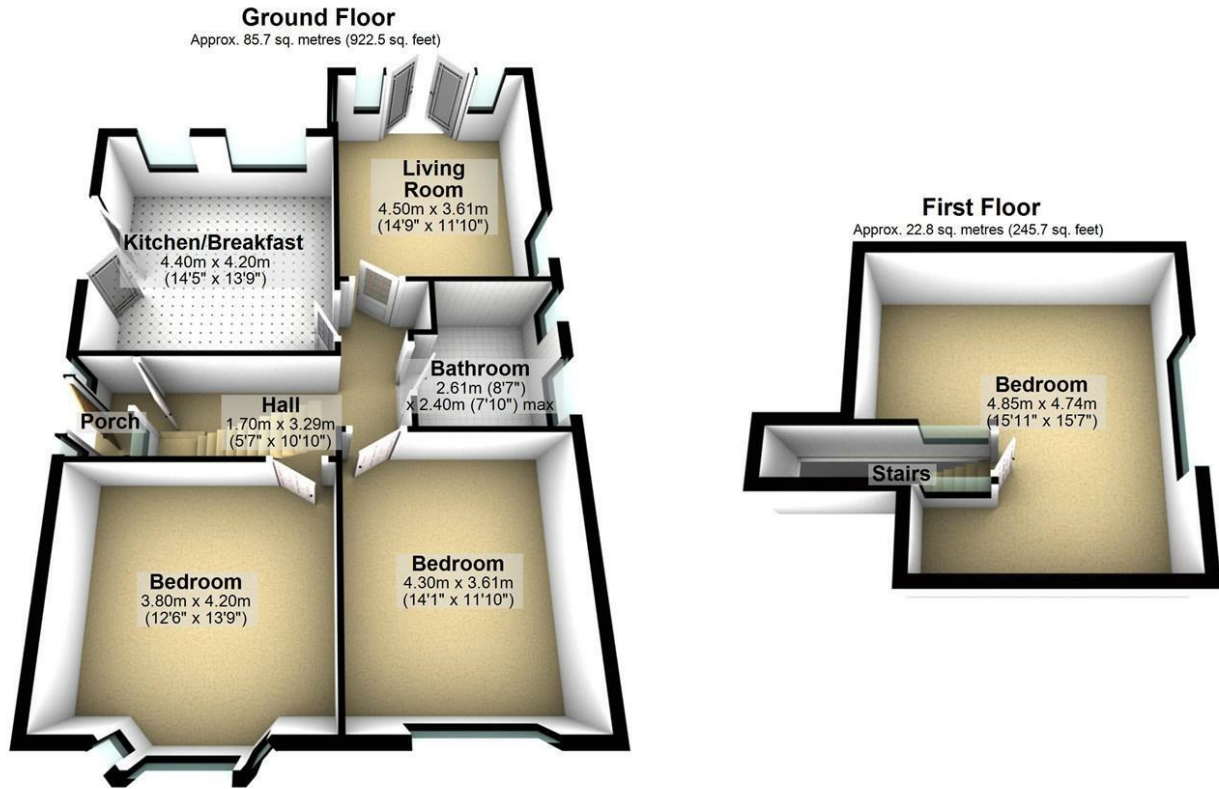
There is a garage with power and light with space for an additional fridge-freezer. The garage can be accessed under cover from the side of the kitchen door and there is an area of artificial grass to the side of the house and metal gates leading to the garden.

## 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



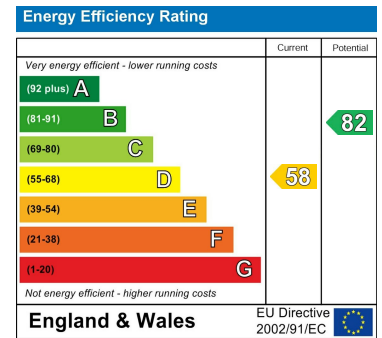
Total area: approx. 108.5 sq. metres (1168.2 sq. feet)

Sizes are approximate  
Plan produced using PlanUp.

# 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.