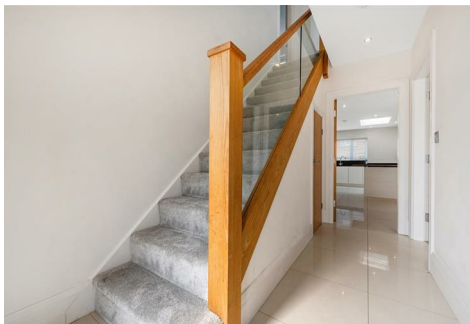


KAREN PARKS
SALES & LETTINGS



59 Altcar Road, Liverpool, L37 8DS
Offers Over £450,000

Karen Parks Sales and lettings are pleased to offer for sale this spacious, five bedroom detached family home set out over three floors. The property benefits from being recently decorated and new carpets throughout - making it the perfect blank canvas to move into. The house briefly comprises of: to the ground floor- lounge, kitchen-diner family room, utility room and WC. To the first floor is the master bedroom which includes a walk in wardrobe and ensuite shower room, on this floor there is a further two double bedrooms with jack n jill bathroom. To the second floor are two bedrooms with a shared shower room. To the front of the property is a large driveway and garage and there are gardens to the rear. The property is located within walking distance of Formby village with all it's amenities as well as a number of local primary schools - making it a perfect family home. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator, an under stairs storage cupboard and Porcelanosa tiled floor.

Lounge 13'11" x 11'6" (4.26 x 3.52)



The spacious lounge is situated to the front of the house and has a feature electric fireplace as a focal point to the room, one radiator and a double glazed window.

Kitchen-Diner family room 20'9" x 11'3" into 12'4" x 9'6" (6.34 x 3.44 into 3.76 x 2.91)



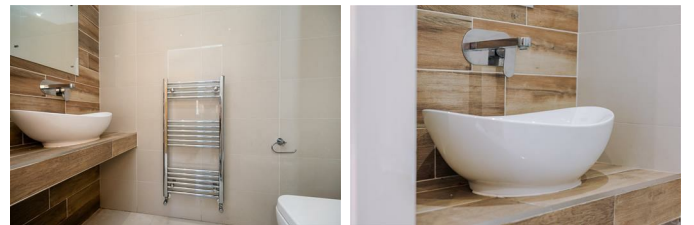
The open plan kitchen-diner family room is a great space for entertaining or family living. It is a bright room with sliding patio doors leading out into the garden, a double glazed window above the sink as well two roof lanterns allowing in additional light. The kitchen has a range of wall and base units providing plenty of storage, there is an integrated fridge-freezer, dishwasher, oven and hob, sink and wine cooler. There is a breakfast bar built in with room for stools. There is Porcelanosa tiled floor throughout this area and two radiators.

Utility Room 6'7" x 6'0" (2.02 x 1.84)



The utility room has two storage cupboards - one of which housing the boiler, there is space for a washing machine and dryer and a door leading out into the garden.

WC 6'7" x 3'0" (2.02 x 0.93)



Situated off the utility is the WC with hand wash basin and heated towel rail.

First Floor

Landing



The landing has one radiator and a double glazed window.

Bedroom 1 15'10" x 9'4" (4.84 x 2.85)



The master bedroom is an excellent size and has one double glazed window and a radiator. The room benefits from a walk in wardrobe/dressing room and ensuite.

Walk in Wardrobe 9'4" x 5'9" (2.85 x 1.76)



The walk in wardrobe has Robert Samuel bespoke made fitted wardrobes with hanging rails for storage, a dressing table with drawers and double glazed window above. There is one radiator.

Ensuite 6'6" x 6'1" (2.0 x 1.87)



The ensuite comprises of a shower cubicle with two shower heads, hand wash basin with drawer below, WC and double glazed window.

Bedroom 2 13'6" x 10'4" (4.12 x 3.17)



This bedroom has a double glazed window looking over the garden and one radiator.

Jack n Jill Bathroom 8'11" x 4'11" (2.72 x 1.51)



The jack n jill bathroom comprises of a bath with overhead shower, WC, hand wash basin with drawer below and heated towel rail.

Bedroom 3 13'5" x 8'5" (4.11 x 2.57)



The third bedroom has one double glazed window, a radiator and storage cupboard containing the tank.

Second Floor

Landing



The second floor landing has space for a desk or chest of drawers.

Bedroom 4 12'10" x 9'8" (3.92 x 2.95)



The fourth bedroom has two velux windows allowing in light from either side and a radiator.

Shower Room 7'0" x 6'10" (2.14 x 2.10)



There is a corner shower cubicle with two shower heads, hand wash basin with cupboard below, WC, heated towel rail and velux window.

Bedroom 5 12'10" x 9'4" (3.93 x 2.87)



This bedroom has one radiator and two velux windows to allow light to flow in.

Outside

Front Garden

The front of the property has a large block paved driveway providing off road parking for multiple cars.

Rear Garden



The rear garden has a paved patio area leading out from the sliding doors which is a perfect space for BBQ's and alfresco dining. This leads onto an area laid to lawn and boarded by beds containing plants and bushes.

Garage

Single garage with up and over garage door.

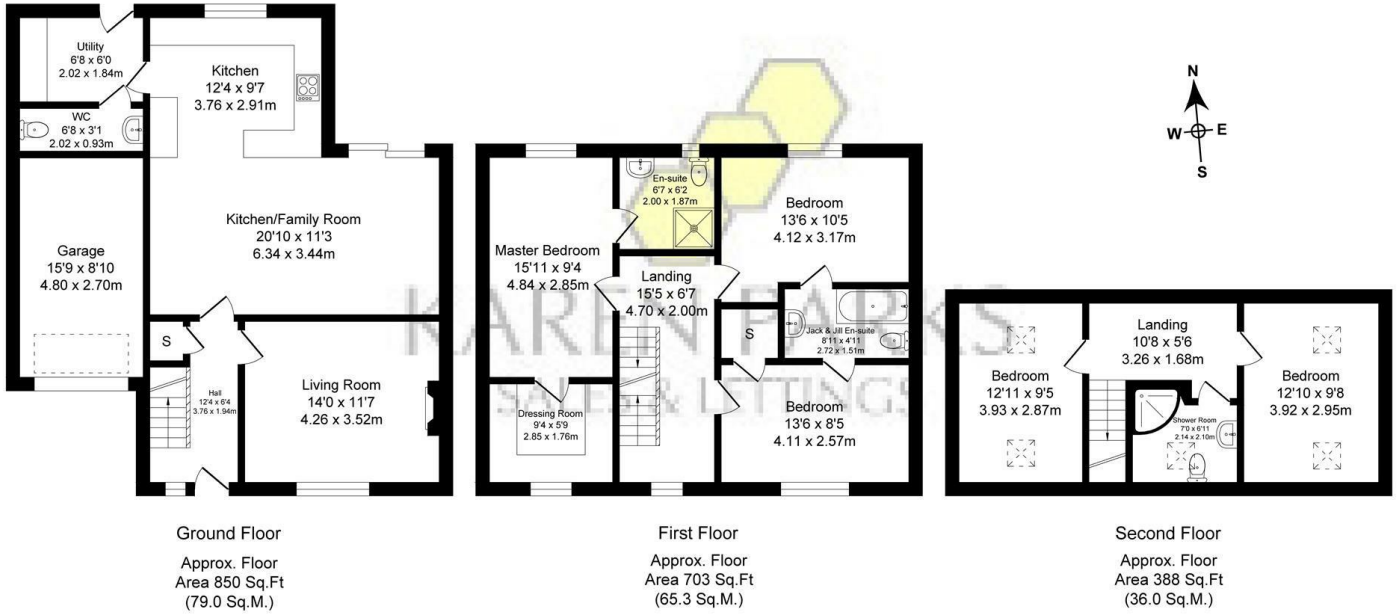
Important Information

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.

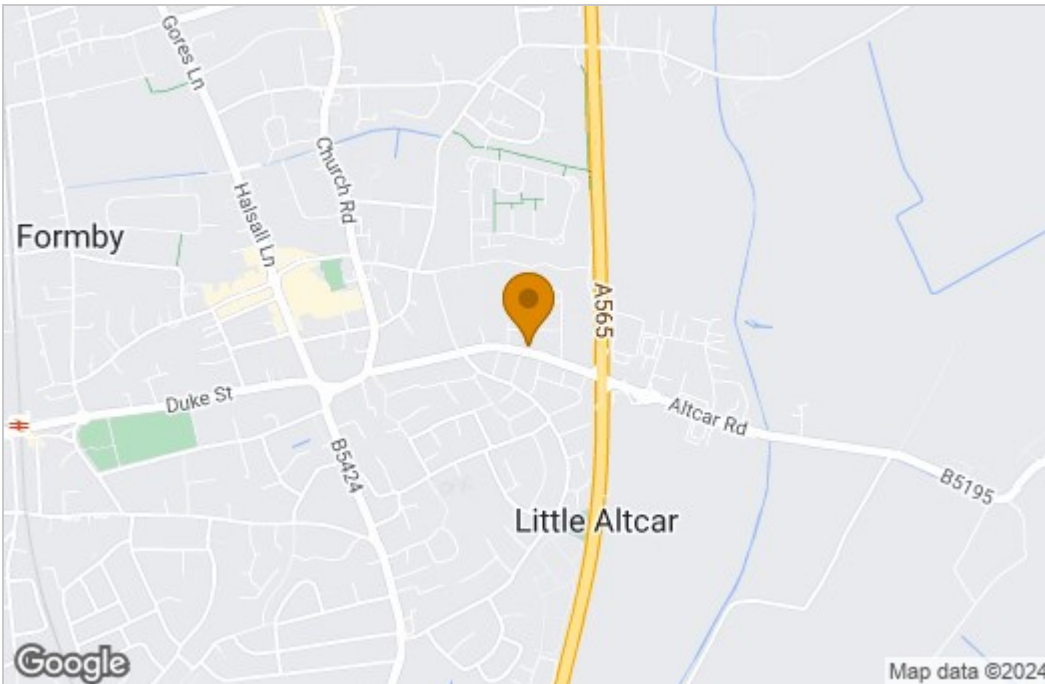
Floor Plan

Altcar Road Total Approx. Floor Area 1941 Sq.ft. (180.3 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.