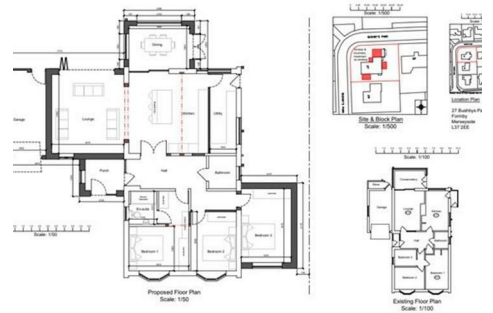




**KAREN PARKS**  
SALES & LETTINGS



**27 Bushbys Park, Formby, Liverpool, L37 2EE**

**Offers Over £450,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom, detached bungalow situated on an excellent corner plot - offering plenty of potential with planning permission for those wishing to extend. The property currently comprises of: hallway, three bedrooms, shower room, lounge, recently fitted kitchen-diner and conservatory. The bungalow is sat on an excellent plot and has planning to extend the property to add an ensuite and additional living space. There is a large driveway providing off road parking for multiple cars, a garage and gardens spanning all sides of the property. It is situated in an excellent spot just a short stroll from Formby Nature reserve and beach, but also close to local amenities such as shops, cafes and hairdressers. Offered for sale **WITH NO ONWARD CHAIN.**

## ACCOMMODATION

### Porch

Enclosed porch.

### Hallway

The hallway has one radiator, a fitted storage cupboard and loft hatch.

### Lounge 15'10" x 11'11" (4.84 x 3.64)

The lounge is situated off the hall and has one radiator, a decorative feature fireplace as a focal point to the room and a sliding patio door leading into the conservatory.

### Conservatory 12'2" x 7'1" (3.72 x 2.18)

The conservatory is a lovely spot to sit and enjoy views of the garden in the summer months. There are double doors leading out into the garden.

### Kitchen-Diner 15'10" x 10'6" (4.83 x 3.22)



The kitchen diner has been recently fitted and has a range of wall and base units providing storage. There is a fitted stainless steel sink with draining board, integrated fridge-freezer, dishwasher, washing machine, oven, hob with extractor. There is an upright wall mounted radiator, double glazed window and door leading out to a small porch.

### Bedroom 1 15'10" x 8'11" (4.84 x 2.72)

The master bedroom is a good size and has a double glazed bay window, one radiator and fitted wardrobes and cupboards providing storage for the room.

### Bedroom 2 11'11" x 8'9" (3.64 x 2.69)

The second double bedroom has one double glazed bay window and a radiator.

### Bedroom 3 8'8" x 6'8" (2.65 x 2.04)

The third bedroom has one radiator and a bay window.

### Shower Room

The shower room comprises of a walk in shower, WC, hand wash basin with cupboard below, towel radiator and a double glazed window.

## Outside

### Front Garden

The front of the property has a large driveway providing off road parking for multiple cars and there is also a stoned area with an array of bushes and shrubs giving the property a real curb appeal.

## Rear Garden



There are extensive gardens spanning the rear and side of the bungalow that are laid to lawn and boarded by trees and shrubs. There is a paved patio area leading out from the conservatory which is a perfect spot for alfresco dining.

### Garage

Single garage with up and over door.

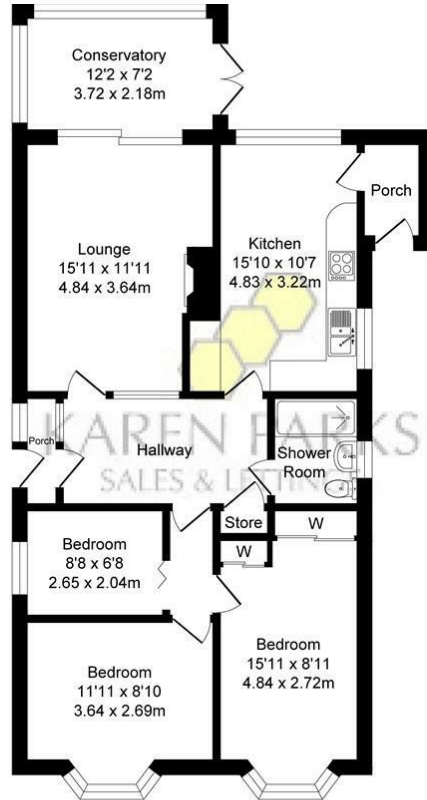
### Important Information

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

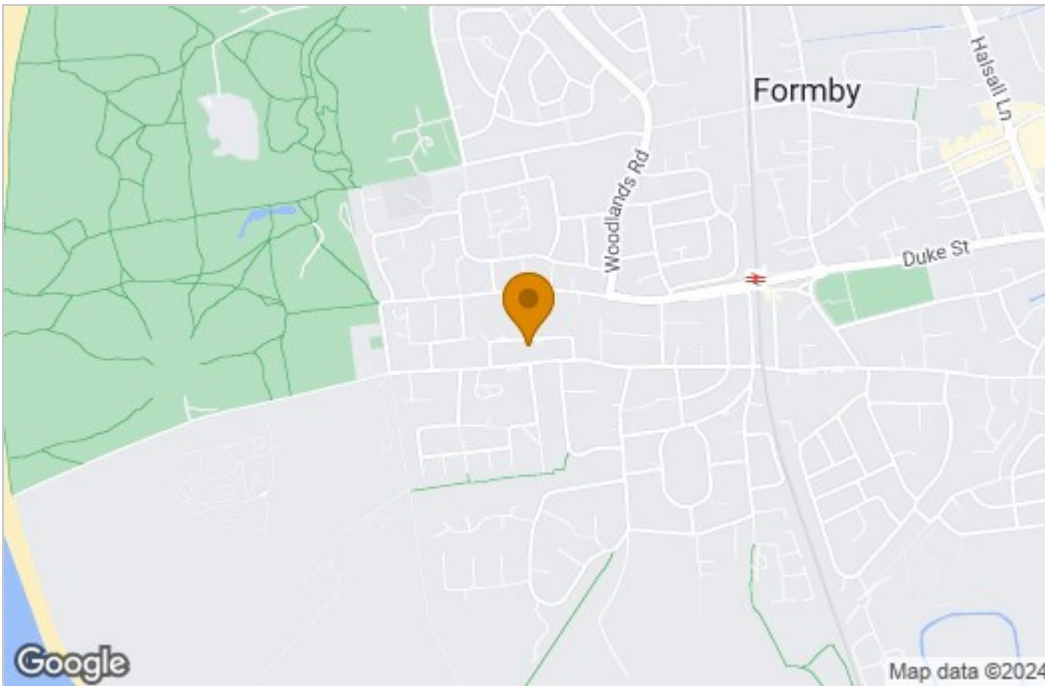
## Bushbys Park Total Approx. Floor Area 975 Sq.ft. (90.6 Sq.M.)

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 975 Sq.Ft (90.6 Sq.M.)

# Area Map



# Energy Efficiency Graph

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