



**KAREN PARKS**  
SALES & LETTINGS



## **5 Buckingham Grove, Liverpool, L37 6ET**

**£450,000**

Karen Parks Sales and Lettings are delighted to bring to market the opportunity to purchase this three bedroom detached bungalow, situated on an excellent corner plot offering plenty of potential. The property comprises of: porch, hallway, three bedrooms, large family bathroom, L shaped lounge-diner, kitchen and conservatory. The bungalow is positioned on a good sized plot with gardens spanning the property, off road parking for multiple cars, and a double garage and workshop. The property is located in a quiet spot but still within easy reach of local amenities such as shops, cafes, bus routes and the Train station. It is also within walking distance of Formby Beach and nature reserve. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Porch

Enclosed porch leading to hallway.

### Hallway

The hallway has one radiator, a meter cupboard and also a large fitted double storage cupboard.

### Lounge-Diner 19'8" x 12'9" into 10'7" x 10'1" (6.0 x 3.91 into 3.24 x 3.08)



There is a good sized L shaped lounge-diner which is a great space for entertaining. There is a large double glazed window to the front of the room and additional one to the side, allowing an abundance of light to flow through. There is a feature fireplace as a focal point to the room and two radiators.

### Kitchen 13'5" x 10'7" (4.11 x 3.24)



The kitchen has a range of white wall and base units providing storage, there is a sink with draining board and integrated oven and grill, hob, washing machine/dryer and fridge freezer. There is a fitted table, one radiator and double glazed window.

### Conservatory 14'10" x 9'10" (4.53 x 3.0)



The conservatory is a lovely space to sit and enjoy views of the garden. There is a double glazed sliding patio door leading out to the garden and one radiator.

### Bedroom 1 12'9" x 11'5" (3.90 x 3.50)



The master bedroom is a good sized double room and has a range of fitted wardrobes and cupboards providing plenty of storage for the room, there is also

a fitted dressing table and additional double fitted cupboard. One radiator and double glazed window.

### Bedroom 2 11'8" x 9'10" (3.56 x 3.0)



This double bedroom has fitted wardrobes and cupboards above the bed providing storage, as well as additional fitted double cupboard. There is a double glazed window looking out over the garden and one radiator.

### Bedroom 3 10'5" x 8'2" (3.20 x 2.50)



The third bedroom has a fitted desk and cupboards for office use, but there is space for a single bedroom. There is one radiator and a double glazed window.

### Bathroom 9'4" x 7'10" (2.87 x 2.39)



The bathroom comprises of a large corner bath, corner shower cubicle, WC, hand wash basin with storage below, heated towel rail and two double glazed windows.

## Outside

### Front Garden

The front of the property has a real curb appeal with an area laid to lawn and beds containing an array of plants and bushes. There is a large paved driveway leading up to the garage providing off road parking for multiple cars.

### Rear Garden



There are vast gardens spanning the side and rear of

the property with a large area that is laid to lawn offering plenty of potential. Surrounding the lawn are borders containing trees, plants and shrubs. There is a paved patio area that is perfect for alfresco dining with a pergola above.

**Garage 19'7" x 16'0" (5.99 x 4.90)**

There is a double garage with electric garage door and the garage contains power. There is a door through to a workshop area.

**Workshop 16'0" x 8'2" (4.90 x 2.50)**

Situated off the garage is a workshop area with power and a double glazed window with frosted glass.

**Boiler Room**

Situated at the back of the garage containing the boiler.

**Storage Room**

Storage room located behind the garage with power and space for a freezer.

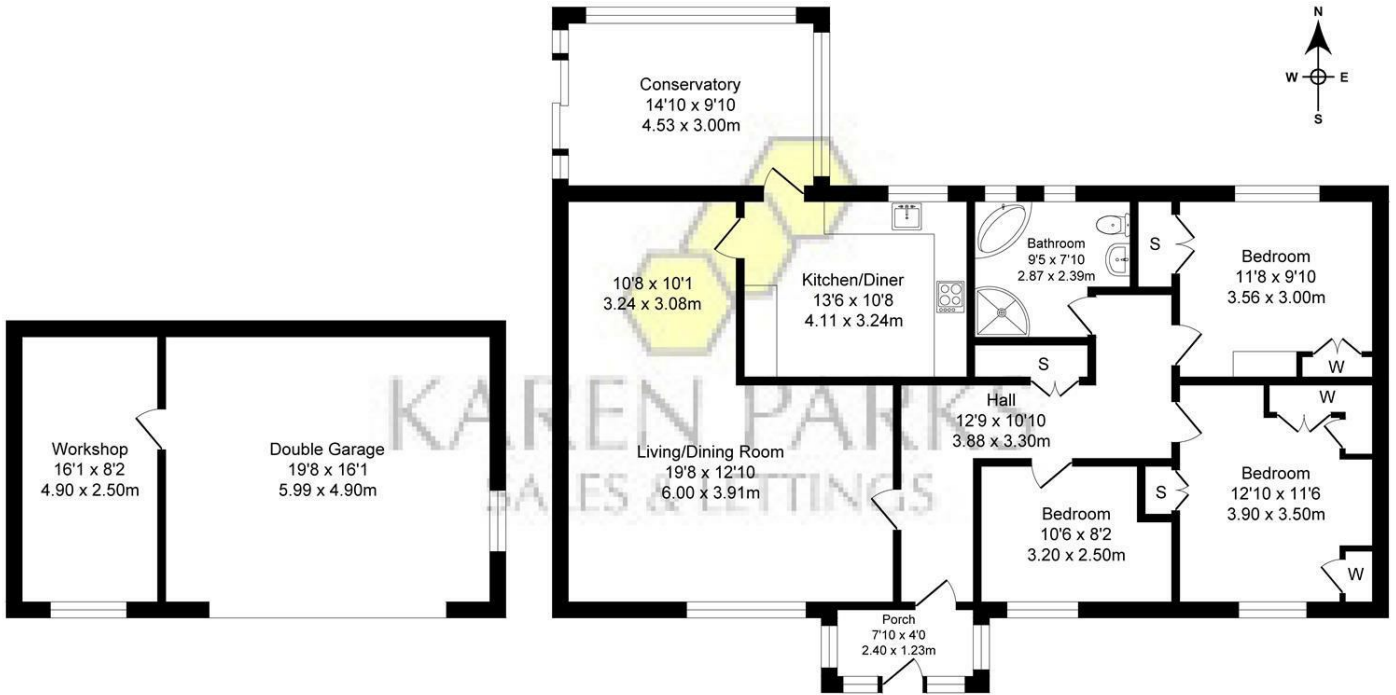
**Important Information**

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

## Buckingham Grove Total Approx. Floor Area 1836 Sq.ft. (170.6 Sq.M.)

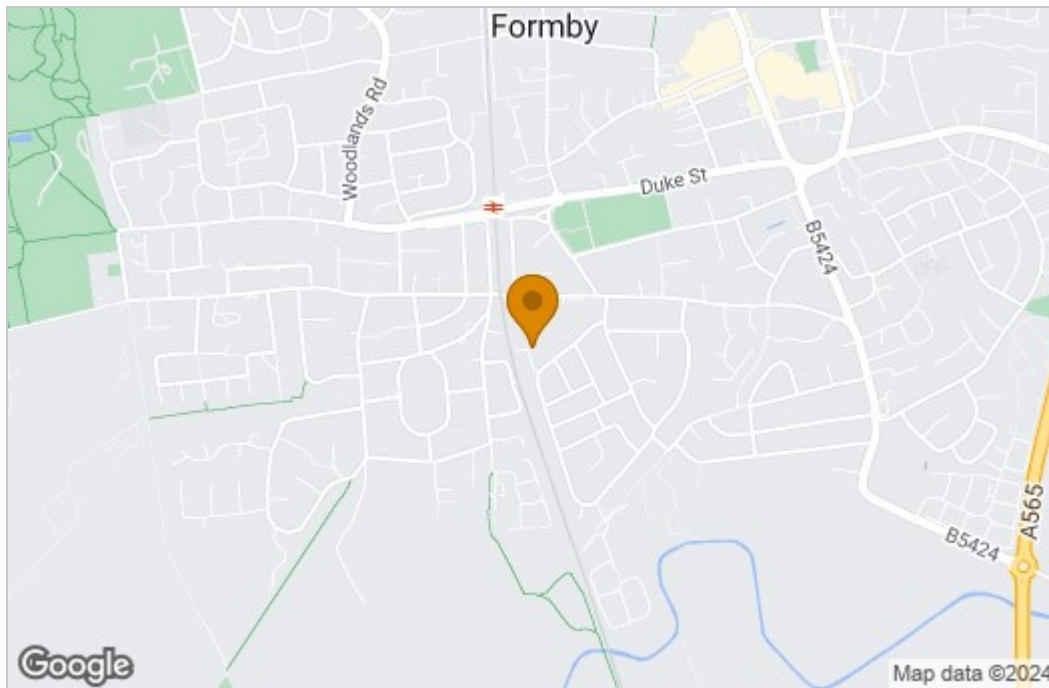
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



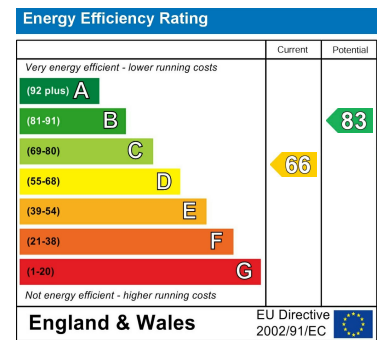
**Garage**  
Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)

Approx. Floor Area 1381 Sq.Ft (128.3 Sq.M.)

# 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.