

**KAREN PARKS**  
SALES & LETTINGS



**51 Bull Cop, Liverpool, L37 8BY**

**£400,000**

Karen Parks Sales and Lettings are delighted to bring to market this spacious, three bedroom detached bungalow situated in a quiet spot. The property briefly comprises of: porch, hallway, lounge, kitchen-diner, conservatory, three bedrooms with an ensuite to the master, as well as a separate family bathroom. There are gardens to the rear, a large driveway offering plenty of parking space and a double garage. The property is within walking distance of Formby village with all its amenities such as shops, cafes, hairdressers and restaurants. It is also close to a bus route for easy transport links.

## ACCOMMODATION

### Porch



Large porch leading into the hallway.

### Hallway



The hallway has built in cupboards providing storage, two radiators and a loft hatch.

### Lounge 18'0" x 11'8" (5.49 x 3.58)



The lounge has two dual aspect double glazed windows making it a bright room, there are two radiators and a recently fitted modern electric fireplace as a focal point to the room. There are double doors leading into the kitchen-diner.

### Kitchen-Diner 20'5" x 8'7" (6.23 x 2.63)



The kitchen diner has a modern fitted kitchen with a selection of wall and base units providing storage for the kitchen. There is an integrated fridge-freezer, oven, hob and extractor and dishwasher. There is space for a washing machine. There are fitted cupboards under the bay window providing additional storage. There is a sink with draining board and double glazed window above, and door leading to the side of the property.

### Conservatory 18'4" x 9'4" (5.60 x 2.87)



The conservatory can be accessed from either bedroom and is a lovely space to sit and enjoy views of the garden. There are double doors leading out into the garden and an electric heater meaning the room can be used in the winter months too.

### Bedroom 1 11'8" x 8'10" (3.57 x 2.71)



The master bedroom has fitted wardrobes providing storage, door to ensuite and double doors leading into the conservatory.

### Ensuite 4'9" x 7'6" (1.45 x 2.29)



The recently fitted ensuite has a large walk in shower, WC, hand wash basin with storage below, double glazed window and towel rail.

### Bedroom 2 14'2" x 8'9" (4.34 x 2.68)



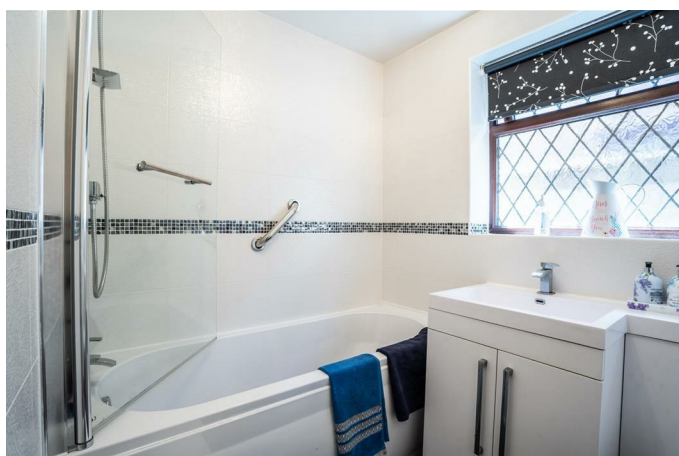
The second double bedroom has one radiator and double doors leading into the conservatory.

### **Bedroom 3 8'11" x 7'3" (2.73 x 2.21)**



This bedroom has one radiator and a double glazed window.

### **Bathroom 6'11" x 6'2" (2.12 x 1.90)**



The bathroom comprises of a bath with overhead shower, WC, hand wash basin with storage below, double glazed window and towel radiator.

### **Outside**

#### **Front Garden**

To the front of the property is a large driveway providing off road parking for multiple cars. There is also a large area laid to lawn to the side of the driveway.

#### **Rear Garden**



The rear garden is paved for easy maintenance but there are beds containing a beautiful array of plants, bushes and shrubs - as well as a water feature to the rear of the garden.

#### **Double Garage**

Double garage with up and over garage door.

### **Important Information**

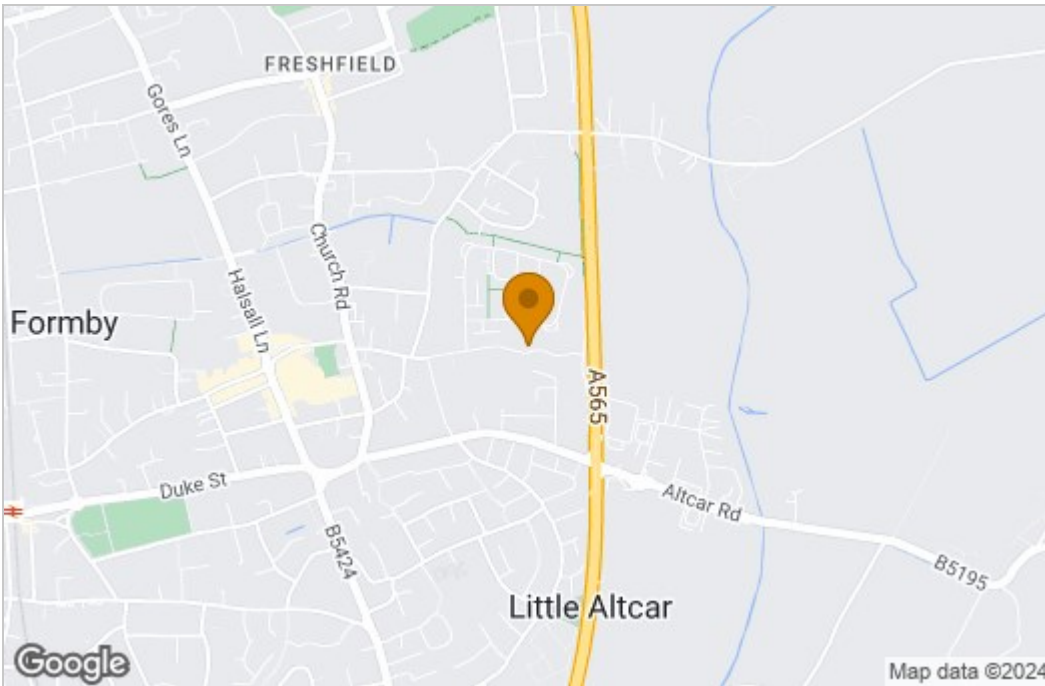
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

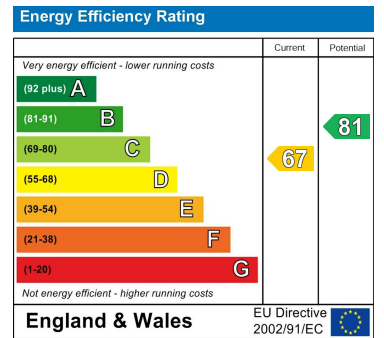
## GROUND FLOOR



# Area Map



# Energy Efficiency Graph



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