

**KAREN PARKS**  
SALES & LETTINGS



**16 Flaxfield Road, Liverpool, L37 8BH**

**Offers Over £190,000**

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom semi detached property located on a quiet road. The property is in need of modernisation but is the perfect opportunity for someone to put their own stamp on the property and make it a home. The house briefly comprises of- a hallway, lounge and kitchen-diner and to the first floor are two double bedrooms and a family bathroom. There is a good size rear garden and off road parking to the front of the house. It is situated within walking distance of Formby village with all it's amenities such as shops, restaurants and cafes. It is also close to local Primary schools and within easy reach of the Formby bypass for those commuting to Liverpool or Southport. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Hallway

The hallway has one radiator.

### Lounge 15'7" x 11'8" (4.76 x 3.58)



The lounge is a good size and has a double glazed box bay window and one radiator.

### Kitchen-Diner 14'11" x 7'3" (4.56 x 2.21)



The open plan kitchen diner has a range of wall and base units for storage, sink with draining board, two double glazed windows and a door leading out into the garden. There is an integrated oven and hob and space for a washing machine and fridge freezer. There is an under stairs storage cupboard containing the boiler and meters. One radiator.

### First Floor

#### Landing

The landing has one window and a loft hatch.

### Bedroom 1 14'10" x 10'10" (4.53 x 3.32)



The master bedroom is a good size and has one double glazed window and one radiator.

### Bedroom 2 10'2" x 8'11" (3.11 x 2.74)



The second double bedroom has a double glazed window looking over the rear garden and one radiator.

### Bathroom 7'2" x 5'8" (2.20 x 1.73)



The bathroom comprises of a bath with shower head attachment, WC, hand wash basin, radiator and a double glazed window.

### Outside

#### Front Garden

The front of the property has a paved driveway for off road parking an area laid to lawn.

#### Rear Garden



The rear garden is a good size and has an extensive area laid to lawn with hedges and bushes lining one side of the garden.

### Important Information

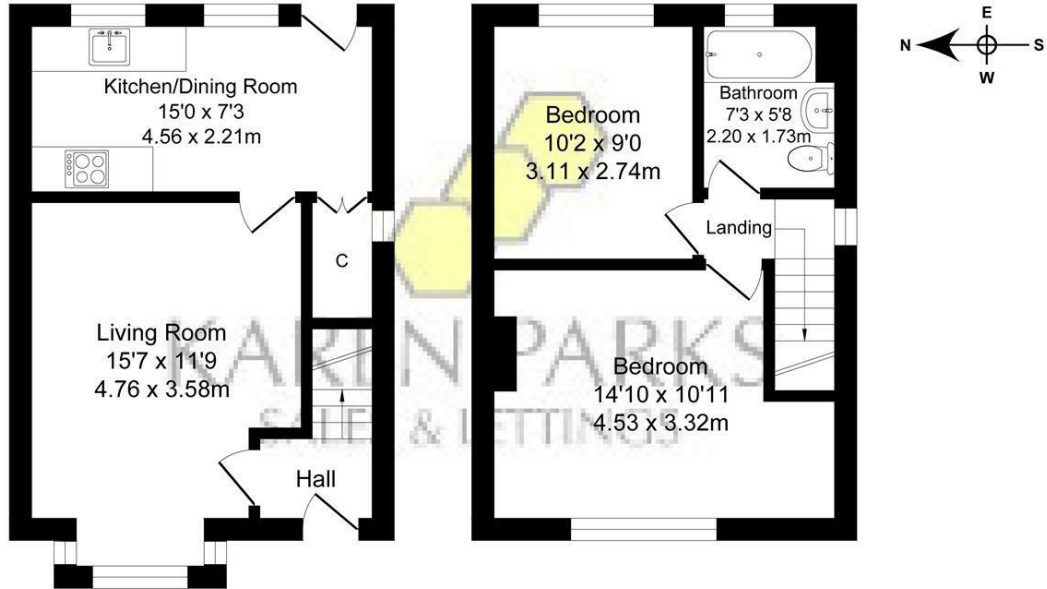
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

## Flaxfield Road, Formby

Total Approx. Floor Area 657 Sq.ft. (61.0 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 334 Sq.Ft (31.0 Sq.M.)

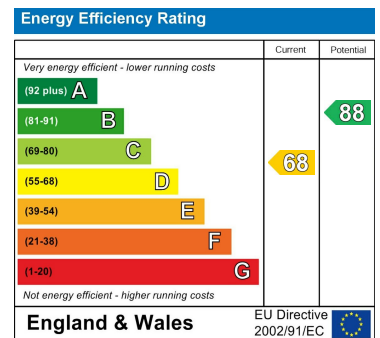
First Floor

Approx. Floor Area 323 Sq.Ft (30.0 Sq.M.)

# Area Map



# Energy Efficiency Graph



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