



KAREN PARKS
SALES & LETTINGS



27 Hawksworth Drive, Liverpool, L37 7EY

£250,000

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached property, offering plenty of potential for someone looking to put their own stamp on a property. The house briefly comprises of: hallway, dining room, lounge, kitchen, utility room and WC. To the first floor are three bedrooms and a family bathroom with both bath and shower. There is parking to the front of the property and gardens to the rear, as well as a garage. The house is conveniently located in a quiet spot with open field views to the rear, but still within close proximity of local schools and shops. The property is also on a bus route for those commuting. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator, a meter cupboard and coat storage cupboard.

Dining Room 12'2" x 10'0" (3.73 x 3.07)



The dining room is situated to the front of the property and has a double glazed bay window and one radiator.

Lounge 20'0" x 11'1" (6.11 x 3.38)



The lounge is a good size and has a double glazed window looking onto the garden, one radiator and a feature fireplace.

Kitchen 16'11" x 8'2" (5.18 x 2.51)



The kitchen has a range of wall and base units providing storage, there is a sink and draining board with double glazed window above. There is space for an oven and fridge-freezer. One radiator and door leading out to the garden.

Utility Room



The utility room has fitted storage cupboards, one radiator, a double glazed window and the boiler is situated in here. There is space for a washing machine.

WC



WC with hand wash basin and window.

First Floor

Landing

The loft hatch is situated on the landing.

Bedroom 1 12'3" x 11'1" (3.75 x 3.40)



The master bedroom has a row of fitted wardrobes and cupboards providing plenty of storage for the room, fitted dressing table, one radiator and a double glazed window looking out onto open field views.

Bedroom 2 11'2" x 10'1" (3.41 x 3.08)



The second double bedroom had a fitted wardrobe, radiator, double glazed window and storage cupboard in the eaves.

Bedroom 3 10'4" x 8'3" (3.16 x 2.53)



The third bedroom has one radiator, a double glazed window and fitted storage cupboard with rail and a fitted drawers.

Bathroom 11'4" x 5'4" (3.47 x 1.64)



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

Outside

Front Garden

The front of the property has a paved driveway with off road parking for multiple cars leading up to the garage. There is also an area laid to lawn in front of the bay window.

Rear Garden



The rear garden has a paved area which is perfect for BBQ's and alfresco dining. This leads onto an area laid to lawn and surrounded by an array of mature shrubs, bushes and trees making it a private rear garden.

Garage

There is a single garage located to the rear with power.

Important Information

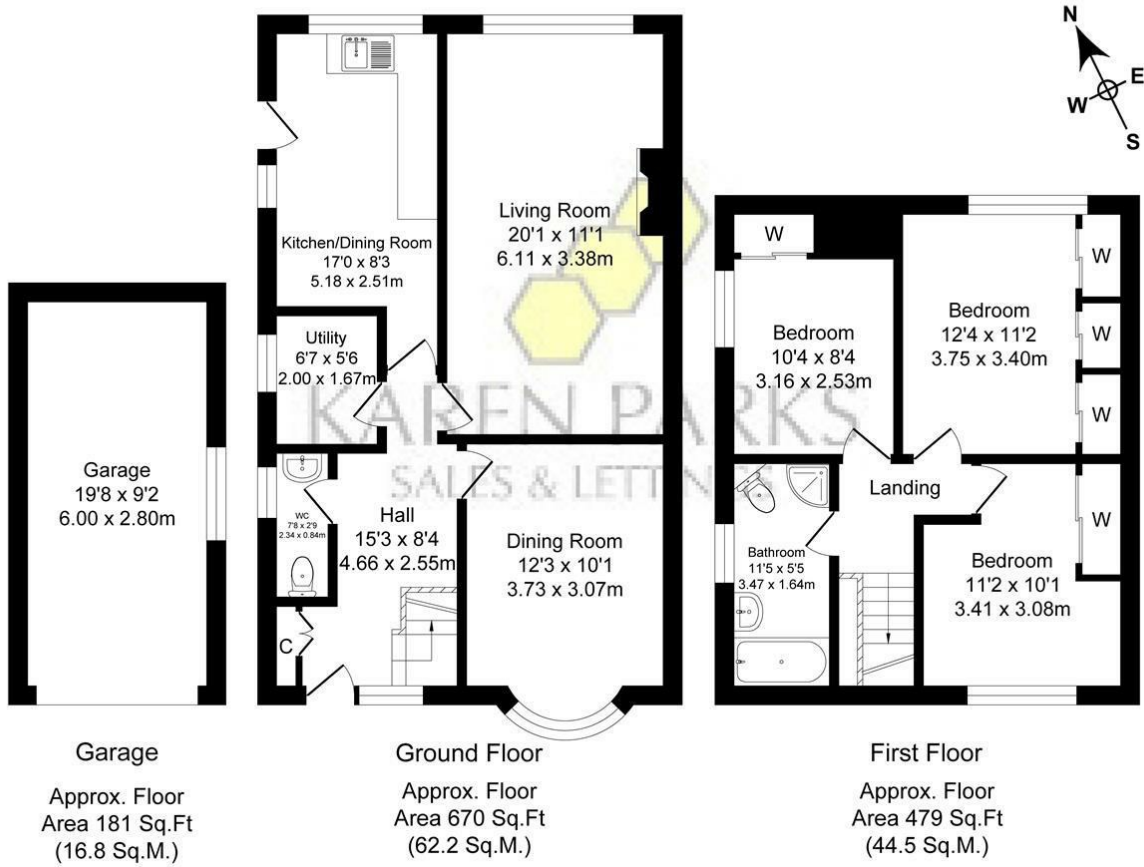
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical

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.

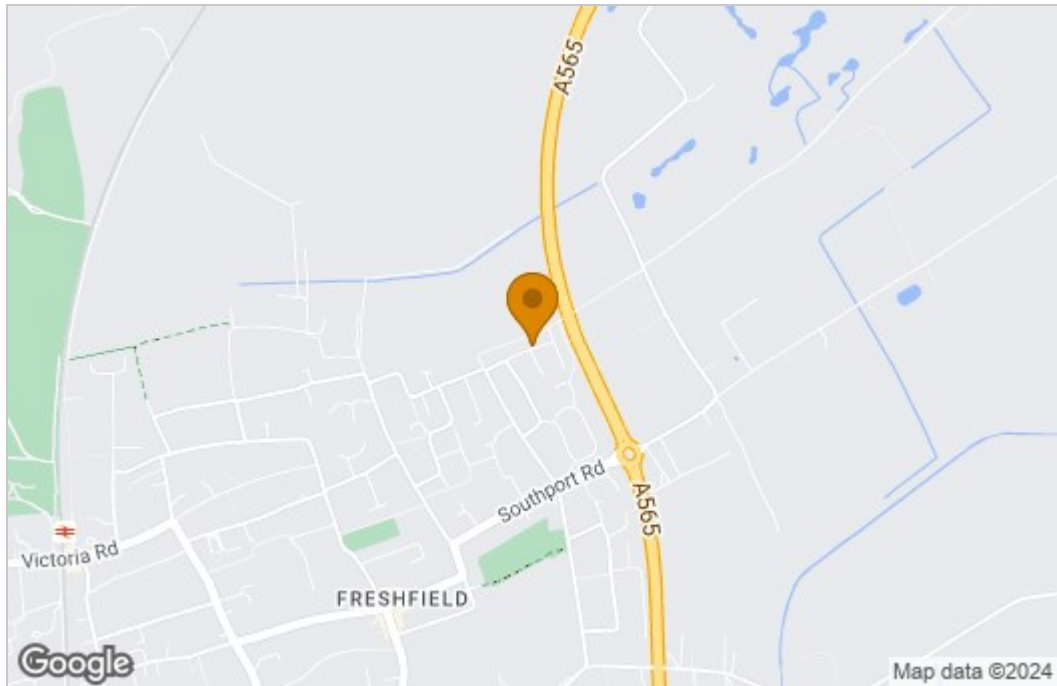
Floor Plan

Hawksworth Drive, Formby Total Approx. Floor Area 1330 Sq.ft. (123.5 Sq.M.)

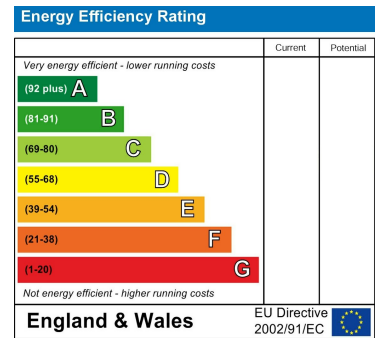
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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