

**KAREN PARKS**  
SALES & LETTINGS



**7 Grangewood Close, Liverpool, L37 2FE**

**£225,000**

Karen Parks Sales and Lettings are delighted to bring to market this modern and immaculately presented two bedroom, ground floor apartment. The property comprises of: open plan kitchen-diner with lounge, inner hallway, two double bedrooms and a bathroom. The property has two designated parking spaces to the front and it has the rare advantage of it's own private garden - which can be accessed through double doors from the second bedroom. The apartment is situated in a quiet spot but still conveniently positioned close to local amenities such as shops, hairdressers, cafes, local schools (both Primary and Secondary) and also the train station. Early viewing of the property is advised.



## ACCOMMODATION

### Lounge 11'6" x 12'4" (3.53 x 3.76)



The lounge is a good size and has one radiator and a double glazed window, the lounge opens up into the kitchen-diner.

### Open to Kitchen-Diner 9'4" x 13'6" (2.86 x 4.13)



The open plan kitchen-diner has one radiator, a double glazed window and space for a dining area. The modern kitchen has a range of wall and base units providing plenty of storage, there is an integrated fridge-freezer, oven, hob and extractor and sink with draining board. There is space for a washing machine.

### Inner Hallway

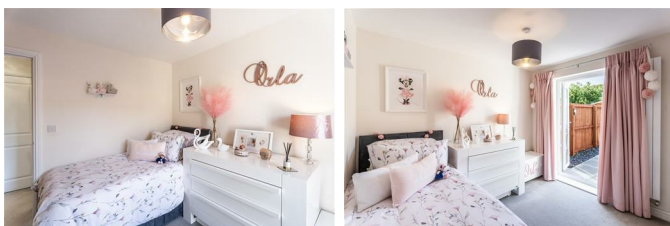
The inner hallway has one radiator and a fitted storage cupboard.

### Bedroom 1 10'9" x 9'1" (3.30 x 2.78)



The master bedroom has a row of mirrored sliding wardrobes providing plenty of storage for the room. There is one radiator and a double glazed window looking out onto the rear garden.

### Bedroom 2 9'10" x 9'10" (3.02 x 3.02)



The second double bedroom has one radiator and double patio doors leading out into the rear private garden, making it a bright room with plenty of light flowing in.

### Bathroom 6'9" x 5'6" (2.08 x 1.69)



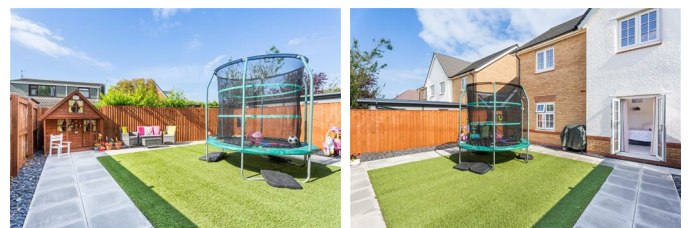
The bathroom comprises of a bath with over head shower, hand wash basin, WC and heated towel rail.

## Outside

### Front Garden

There are two allocated parking spaces to the front of the property.

### Rear Garden



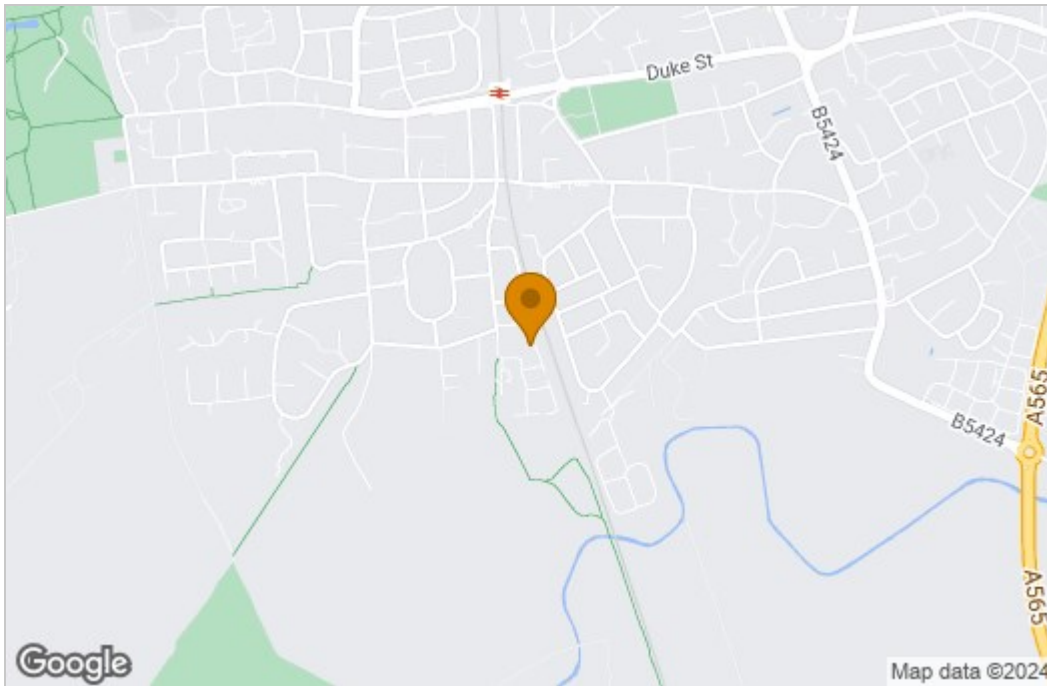
The private rear garden has been beautifully landscaped, making it a lovely area to sit out and enjoy the sun. There is a paved area which is perfect for BBQ's and alfresco dining but also an area laid with artificial grass for easy maintenance of the garden.

## Important Information

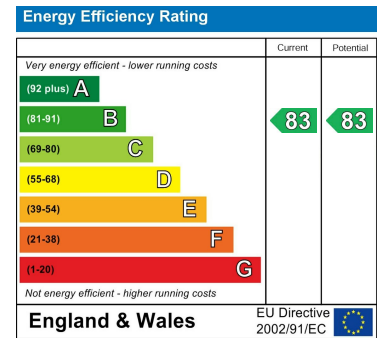
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

## Area Map



## Energy Efficiency Graph



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