



KAREN PARKS
SALES & LETTINGS



40 Barkfield Lane, Liverpool, L37 1LZ

£349,995

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom detached bungalow, in need of modernisation but in an excellent location. The property briefly comprises of: porch, dining-hall, lounge, conservatory, kitchen, three bedrooms and a shower room. There are gardens to the front and rear, and a garage with parking to the rear of the property. The bungalow is perfectly situated just a short stroll from local amenities such as shops, cafes and a hairdressers. It is also situated close to a bus route and within walking distance of the Train station making it easy to commute. The property is in easy reach of Formby nature reserve for those who enjoy a walk to the beach. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Porch

Enclosed porch with meter cupboard.

Dining-Hall 13'10" x 10'1" (4.22 x 3.09)



Leading in from the porch is the dining-hall with a double glazed window and a warm air vent.

Kitchen 9'1" x 8'9" (2.77 x 2.67)



The kitchen has a range of wall and base units providing storage for the kitchen. There is an integrated oven, grill, hob and sink with double glazed window above. There is space for a washing machine and fridge-freezer. There is a boiler for hot water and door leading out.

Lounge 16'8" x 10'11" (5.10 x 3.34)



The lounge is a good size and there is access into the conservatory and third bedroom/dining room from here. There is a feature electric fireplace and sliding patio door leading into the conservatory. There are hot air vents and a narrow double glazed window to the side of the room.

Conservatory 10'11" x 8'1" (3.34 x 2.47)



Leading through from sliding patio doors is the conservatory which is a bright space to enjoy views of the garden with a sliding door leading out.

Bedroom 1 11'9" x 11'2" (3.59 x 3.41)



The main double bedroom has one double glazed window and a warm air vent.

Bedroom 2 10'5" x 9'4" (3.20 x 2.85)



This bedroom has a double glazed window looking out over the garden, a fitted storage cupboard and warm air vent.

Bedroom 3 9'10" x 8'11" (3.0 x 2.73)



This room could either be used as a third bedroom or as a separate dining room. There is a double glazed window, two built in storage cupboards and a warm air vent. There are doors opening up into the lounge from here.

Shower Room 8'0" x 5'3" (2.45 x 1.62)



The shower room comprises of a shower cubicle with electric shower, hand wash basin with cupboard below, WC, towel rail and two windows.

Outside

Front Garden

The front of the property has beautifully kept gardens with an area laid to lawn and an array of bushes and plants giving the property real curb appeal.

Rear Garden



Leading out from the conservatory is a patio area with room for seating, this leads onto a large area laid to lawn with mature trees and bushes around the garden creating different areas. There is a further paved area to the rear of the garden - which is a perfect spot to sit and enjoy a morning coffee. There is access through to the back of the garage from here.

Garage and Parking 16'5" x 8'8" (5.02 x 2.66)



There is a single garage to the rear of the property with space for off road parking in front. You can access the garden from the garage.

Important Information

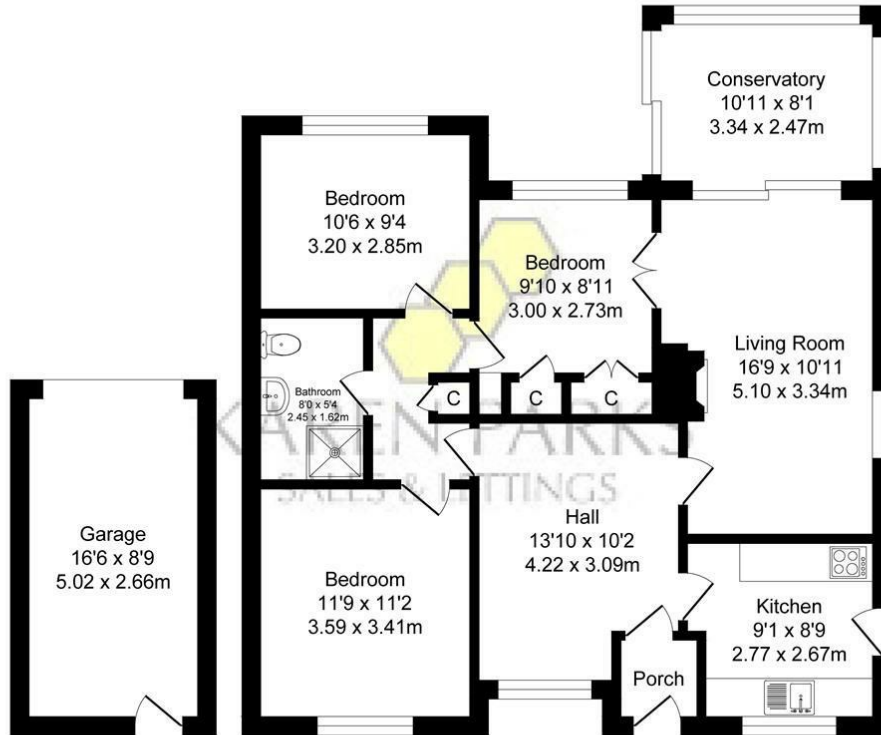
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Barkfield Lane, Formby

Total Approx. Floor Area 1114 Sq.ft. (103.5 Sq.M.)

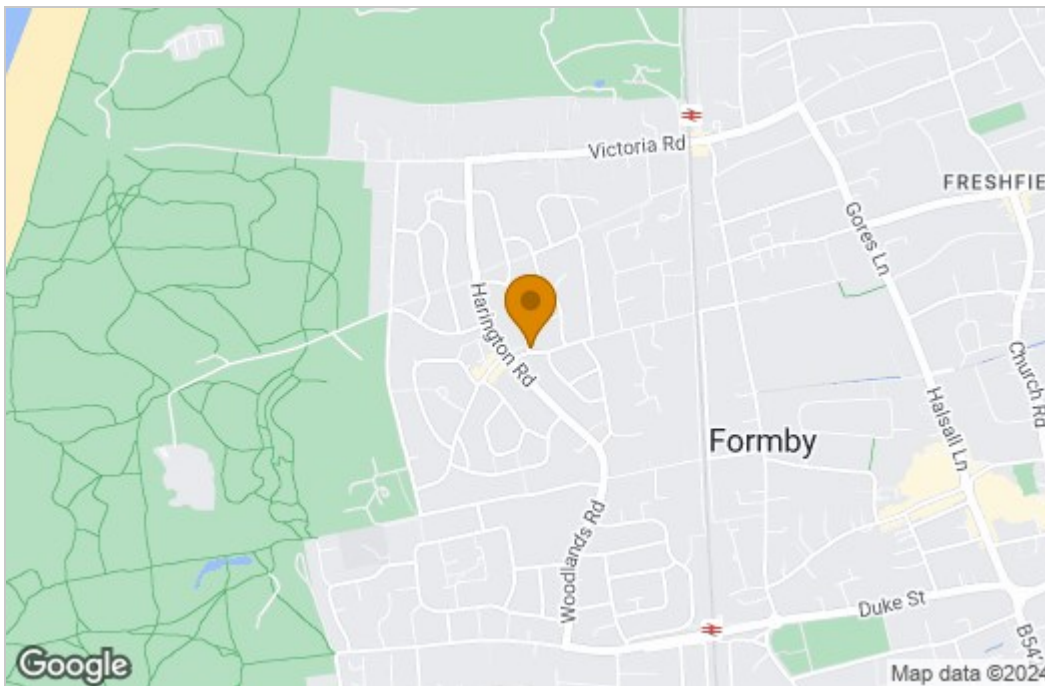
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 143 Sq.Ft (13.3 Sq.M.)

Approx. Floor Area 971 Sq.Ft (90.2 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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