



**KAREN PARKS**  
SALES & LETTINGS



**148 Goldcrest Road, Liverpool, L31 1LT**  
**Offers Over £280,000**

Karen Parks Sales and Lettings are delighted to offer for sale this three bedroom detached property located on a corner plot and in a quiet spot. This immaculately presented house briefly comprises of: to the ground floor - hallway with WC, a front lounge, open plan kitchen-diner and utility. To the first floor is the master bedroom with ensuite and a further two bedrooms and family bathroom. There is a good sized, sunny rear garden and garage with parking space located to the rear. This is the perfect turn-key property for either a family or a couple. The house is situated close to local amenities and within easy reach of the M58 making it extremely accessible for those commuting to work. It is also within walking distance of Maghull North train station and a short drive to Maghull Square with all its shops and cafes.

## ACCOMMODATION

### Ground Floor

#### Hallway



Bright hallway with tiled floor, one radiator, large under stairs storage cupboard and double glazed window.

#### Lounge 12'9" x 12'2" (3.91 x 3.73)



The lounge is situated to the front of the property, there is a large double glazed window allowing in plenty of light and one radiator.

#### WC 7'8" x 5'3" (2.35 x 1.62)



WC with hand wash basin and radiator.

#### Kitchen-Diner 18'2" x 9'4" (5.55 x 2.87)



The open plan kitchen-diner is a great space for family living or entertaining - complete with double glazed patio doors leading out into the garden perfect for the summer months. There are a range of wall and base units providing plenty of storage for the kitchen, with an integrated fridge-freezer, oven, hob and extractor and dishwasher. There is a stainless steel sink with draining board and double glazed window above. The kitchen has the added benefit of a breakfast bar with space for bar stools. There is one radiator and door into utility.

#### Utility Room 7'8" x 5'3" (2.35 x 1.62)



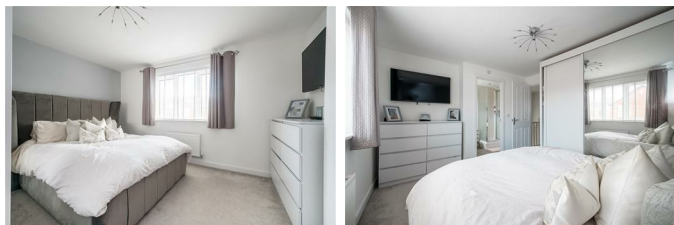
The utility room has additional base units for storage, space for a washing machine and dryer and the boiler is located in here. Door leading out to garden.

### First Floor

#### Landing

The landing has a double glazed window allowing in light, one radiator and a built in storage cupboard.

#### Bedroom 1 13'0" x 10'11" (3.98 x 3.33)



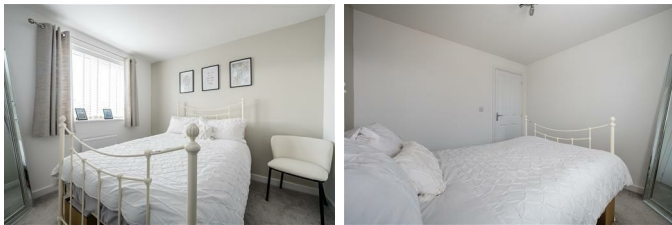
The master bedroom is an excellent size and has one double glazed window, a radiator and door into ensuite.

### **Ensuite 6'1" x 5'11" (1.86 x 1.81)**



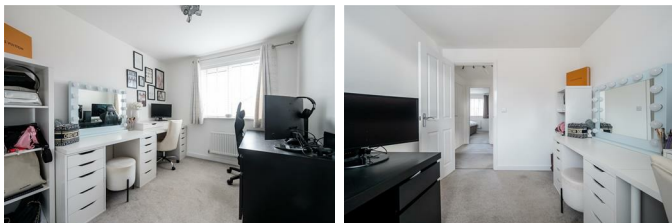
The ensuite comprises of a shower cubicle, hand wash basin, WC, towel radiator and double glazed window.

### **Bedroom 2 9'9" x 9'9" (2.98 x 2.98)**



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

### **Bedroom 3 9'8" x 8'4" (2.97 x 2.55)**



The third bedroom is currently being used as a home office/dressing room but could be used as a third bedroom. There is one radiator and a double glazed window.

### **Bathroom 6'9" x 5'9" (2.08 x 1.76)**



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

### **Outside**

#### **Front Garden**

The front of the property has an area laid to lawn and the side of the property is boarded by a row of bushes leading down to the garage which as they mature will add additional privacy to the house.

#### **Rear Garden**



The rear garden has two paved patio areas - perfect for alfresco dining and BBQ's capturing the evening sun. There is also an area laid to lawn and access into the garage from here.

### **Garage and Driveway 18'0" x 9'0" (5.51 x 2.75)**



To the rear of the property is a single detached garage with access both from an up and over garage door and also to the side. The garage has both power and light. There is a driveway providing off road parking.

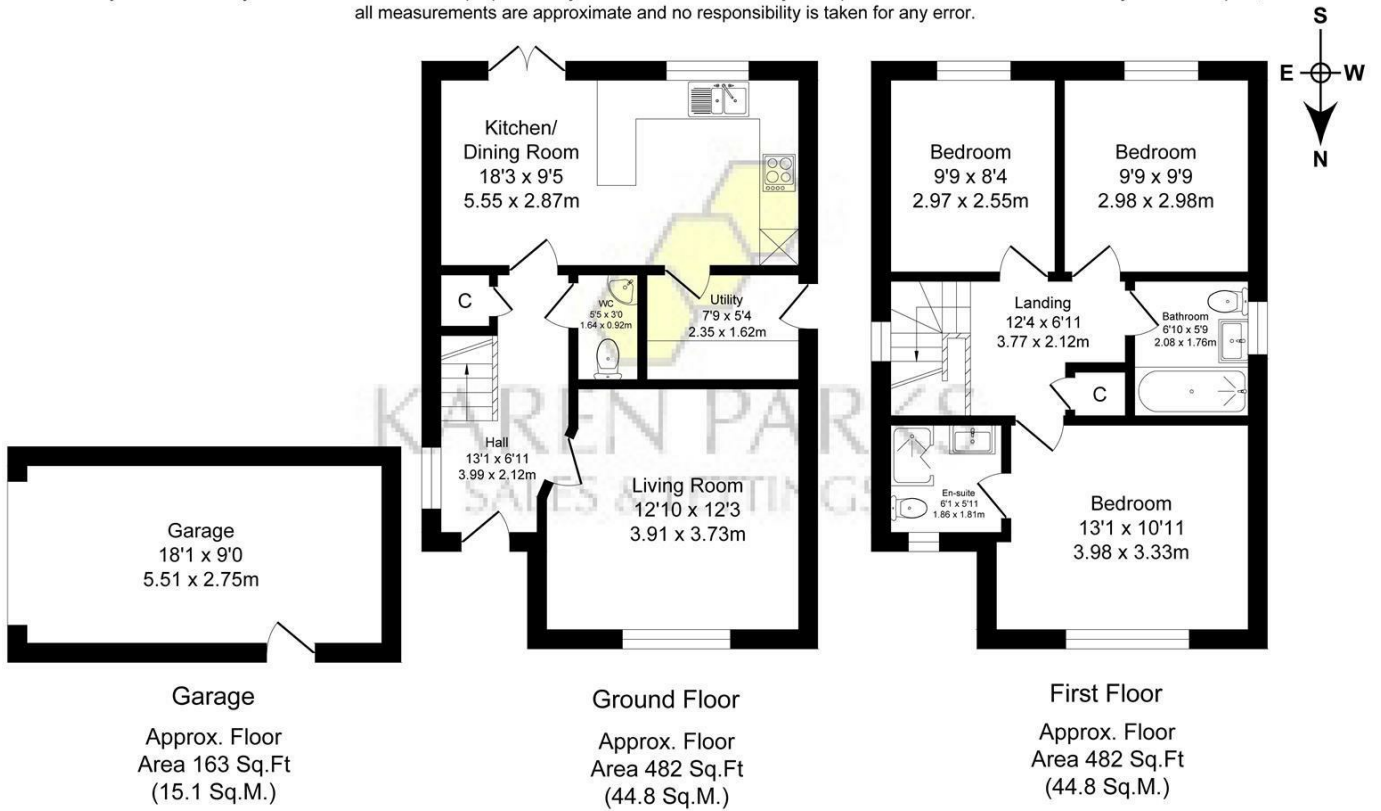
### **Important Information**

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.

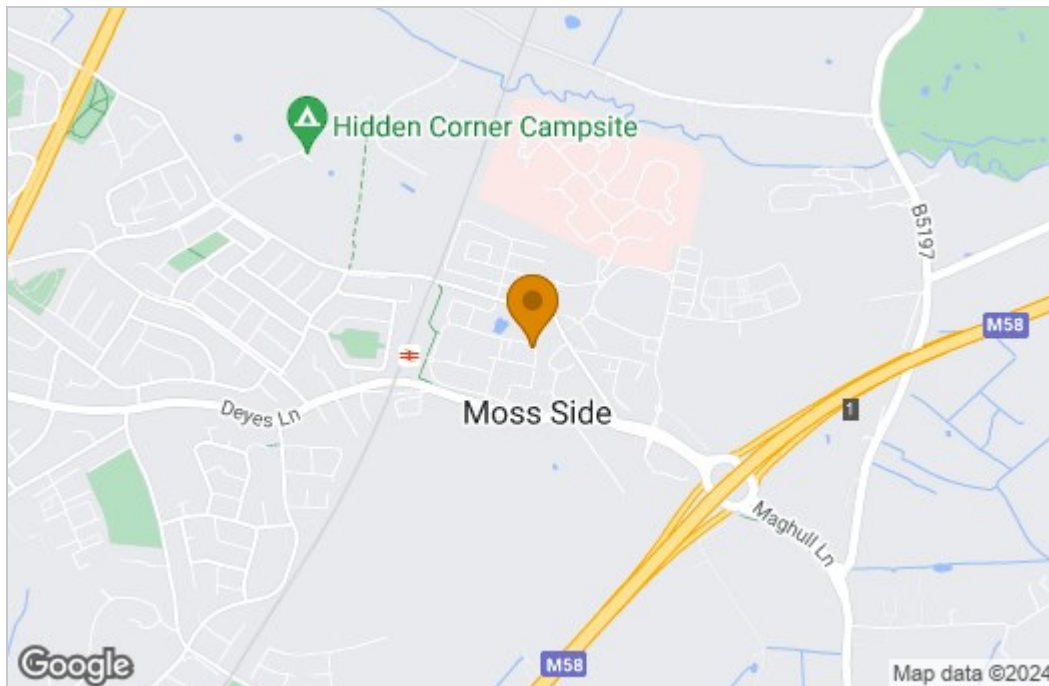
# Floor Plan

## Goldcrest Road Total Approx. Floor Area 1127 Sq.ft. (104.7 Sq.M.)

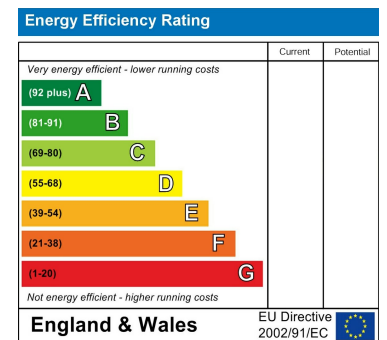
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.