

**KAREN PARKS**  
SALES & LETTINGS



**3 Coniston Road, Liverpool, L37 2JR**

**£430,000**

Karen Parks Sales and Lettings are delighted to offer the opportunity to purchase this recently refurbished and modernised three bedroom detached property. Every detail has been thought of during the renovation of this house and has a beautiful modern kitchen and bathroom with separate bath and shower - making it the perfect turn key property. It briefly comprises of a large open plan kitchen-diner living space, WC, office and lounge/third bedroom. To the first floor are two double bedrooms and a bathroom. There is a driveway and garage to the front of the property and beautiful gardens finished with composite decking to the rear. It is located in a quiet spot but still within walking distance of Formby Station and Formby village with all it's amenities such as shops, restaurants and cafes. It is also within close proximity of both Primary and High schools - making it perfect for a family.

Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Hallway

The hallway has one radiator and a built in storage cupboard.

### Lounge Open to



The lounge is a large open space with double patio doors leading out into the garden and there is one radiator in this space. The lounge opens through into the kitchen-diner.

### Kitchen-Diner



The kitchen-diner space has three double glazed windows making it a really bright room. There is a brand new modern fitted grey kitchen with a range of wall and base units providing plenty of storage. There is an integrated fridge-freezer, dishwasher, oven, hob and extractor and sink with draining board. The boiler is located in here. This is the perfect space for entertaining and family living.

### Utility 7'8" x 2'11" (2.35 x 0.89)

The utility space has room for a washing machine and a door out to the side of the property.

### Bedroom 3/Lounge 12'9" x 12'1" (3.89 x 3.70)



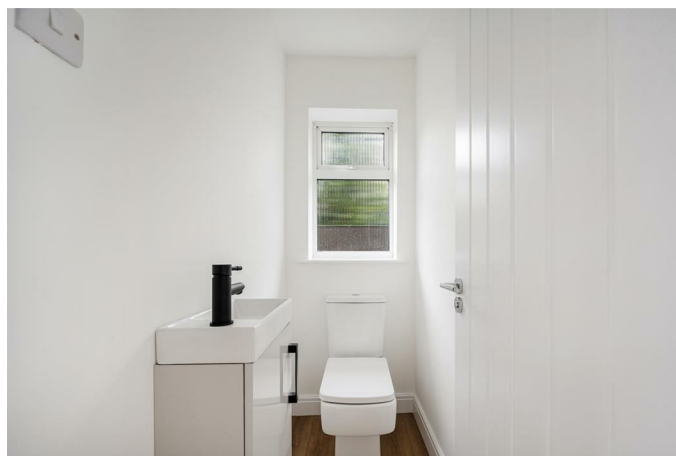
This room could either be used as a third bedroom or a separate lounge. There is large double glazed window to the front and two smaller windows to the side - allowing in plenty of light. There is one radiator.

### Office 8'9" x 5'4" (2.67 x 1.63)



The office has a double glazed window looking out to the front of the property and one radiator.

### WC 5'4" x 2'10" (1.65 x 0.88)



WC with hand wash basin and double glazed window.

## First Floor

### Landing

The landing has a loft hatch and a built in storage cupboard.

### Bedroom 1 15'11" x 11'0" (4.86 x 3.36)



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

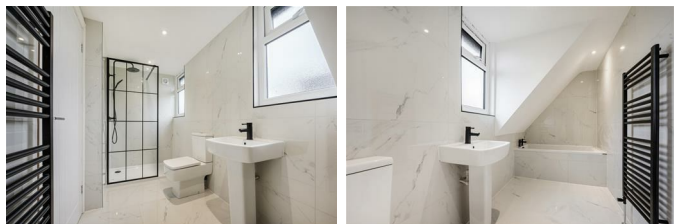


### **Bedroom 2 12'1" x 10'10" (3.70 x 3.31)**



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

### **Bathroom 13'9" x 5'1" (4.20 x 1.56)**



The spacious bathroom comprises of a large walk in shower with two shower heads, bath, hand wash basin, WC, heated towel and two double glazed windows.

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway leading up to garage providing off road parking for multiple cars. There is an area laid to lawn in front of the property and each side is lined with hedges. The front of the house has been recently rendered giving it real curb appeal.

#### **Rear Garden**



The rear garden has composite decking leading out from the patio doors which is a perfect space to enjoy a BBQ and some alfresco dining. This leads onto an area laid to lawn and boarded by beds containing an array of beautiful flowers, shrubs and bushes giving colour to the garden.

#### **Garage**

There is a single garage with access from both the front of the property and the rear garden.

#### **Important Information**

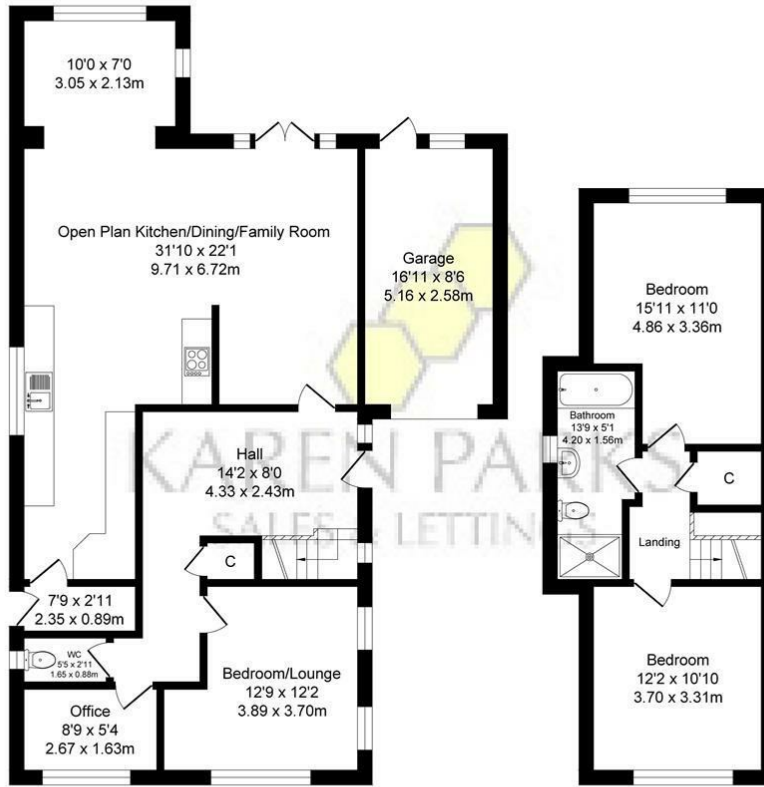
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

## Coniston Road, Formby Total Approx. Floor Area 1592 Sq.ft. (147.9 Sq.M.)

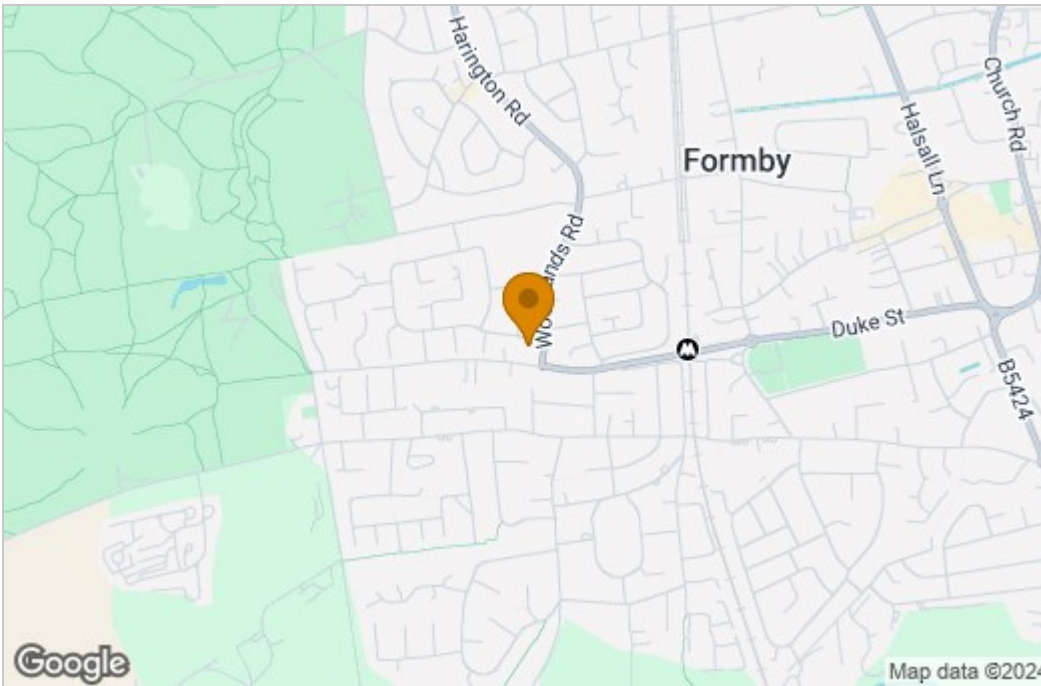
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



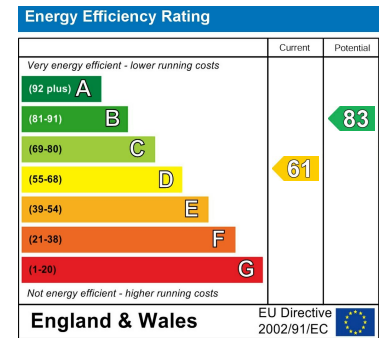
Ground Floor  
Approx. Floor Area 1143 Sq.Ft (106.2 Sq.M.)

First Floor  
Approx. Floor Area 449 Sq.Ft (41.7 Sq.M.)

# 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.