



KAREN PARKS
SALES & LETTINGS



8 Belding Close, Liverpool, L37 6FX

£235,000

Karen Parks Sales and Lettings are delighted to bring to market this modern and recently built two bedroom semi detached house. The property briefly comprises of hallway, lounge, WC and kitchen-diner. To the first floor are two bedrooms and a family bathroom. There is off road parking for two cars to the front of the property and spacious gardens to the rear. This would be the perfect turn key property for a couple, first time buyer or even as a buy to let. The house is situated within walking distance of local shops and amenities and close to a bus route. It is within easy reach of the Formby bypass for those commuting to Liverpool or Southport.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator.

Lounge 11'7" x 13'2" (3.54 x 4.03)



The lounge is situated off the hallway and has a large double glazed window allowing in plenty of light and one radiator.

WC 5'11" x 2'9" (1.81 x 0.85)



WC with hand wash basin and radiator.

Kitchen-Diner 9'3" x 14'8" (2.83 x 4.48)



The kitchen-diner has a range of grey wall and base units providing plenty of storage, as well as an

additional pantry with shelving. There is an integrated sink and draining board, oven, hob and extractor fan. There is space for a washing machine, fridge-freezer and slimline dishwasher. There are double patio doors leading out into the garden which is perfect for the summer months. There is one radiator.

First Floor

Landing

The landing has one double glazed window, a radiator and loft hatch - the loft has been recently boarded by the current owners.

Bedroom 1 11'6" x 10'11" (3.53 x 3.34)



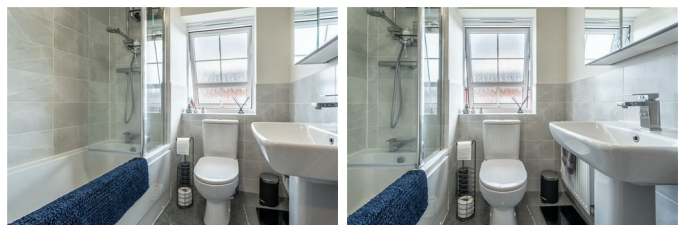
The main bedroom is a good size and has two built in storage cupboards providing plenty of storage. There is one radiator and a double glazed window.

Bedroom 2 8'3" x 11'7" (2.54 x 3.55)



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

Bathroom 6'0" x 7'2" (1.83 x 2.20)



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

Outside

Front Garden

The front of the property has an area laid to lawn in front of the lounge window and there is a driveway providing off road parking for two cars.

Rear Garden



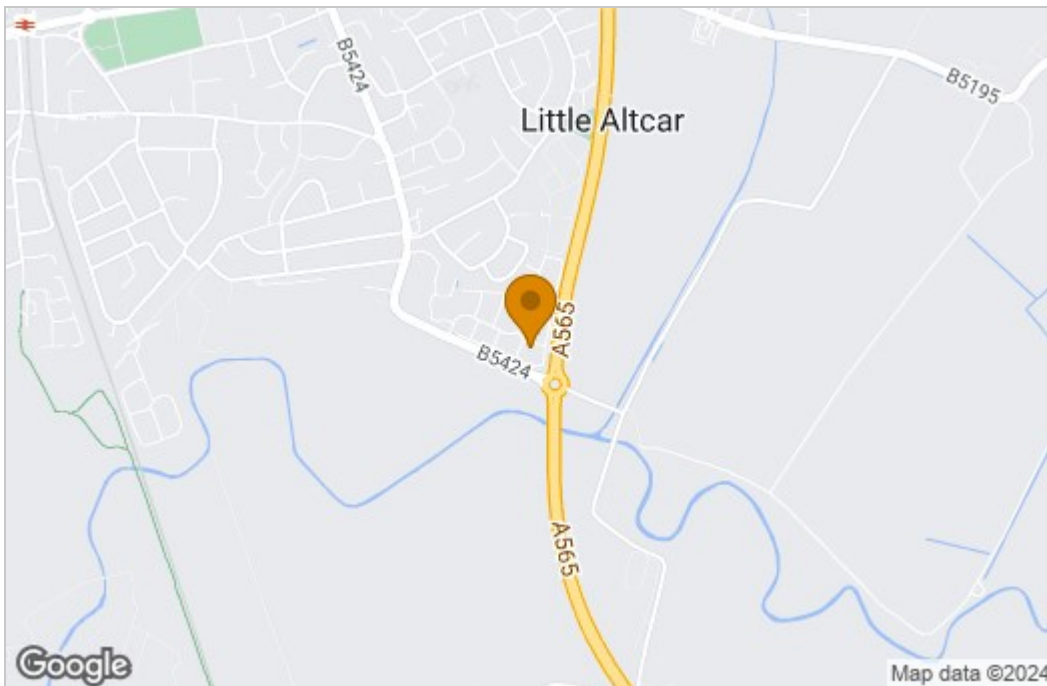
There is a patio area leading out from the double doors and this leads onto a large area laid to lawn for easy maintenance. It is a lovely sunny garden with space to enjoy alfresco dining and a BBQ.

Important Information

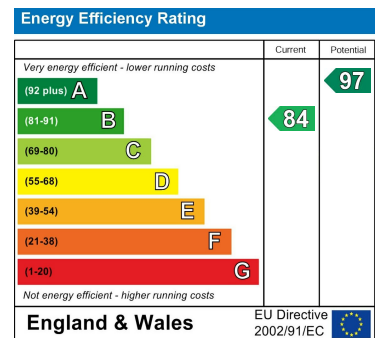
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Floor Plan

Area Map



Energy Efficiency Graph



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