

**KAREN PARKS**  
SALES & LETTINGS



**1B Mounthouse Road, Liverpool, L37 3LA**

**Asking Price £450,000**

Karen Parks Sales and Lettings are delighted to bring to market the opportunity to purchase this recently fully refurbished and completely modernised two bedroom detached bungalow. Every detail has been thought of during the renovation of this property and it has been completed to an extremely high standard by the well renowned A1 Brickwork and Construction. The bungalow benefits from brand new windows, internal and external doors and new roof tiles and fascia's. The property comprises of: hallway, master bedroom with ensuite shower room, a second double bedroom and spacious family bathroom. There is a spacious open plan kitchen-diner living space complete with bi-folds out into the garden. There is off road parking to the front of the property with a driveway leading down to the garage and gardens to the rear. The property is situated in a quiet spot but also on a bus route for easy commuting for those who don't drive. It is within close proximity of local amenities such as shops, hairdressers and restaurants. Viewing is essential to fully appreciate the quality of the work that has been put into this property.



## ACCOMMODATION

### Hallway



The hallway has a tall upright wall mounted radiator, loft hatch and meter cupboard.

### Open Plan Kitchen-Living Room 28'11" x 18'0" (8.82 x 5.50)



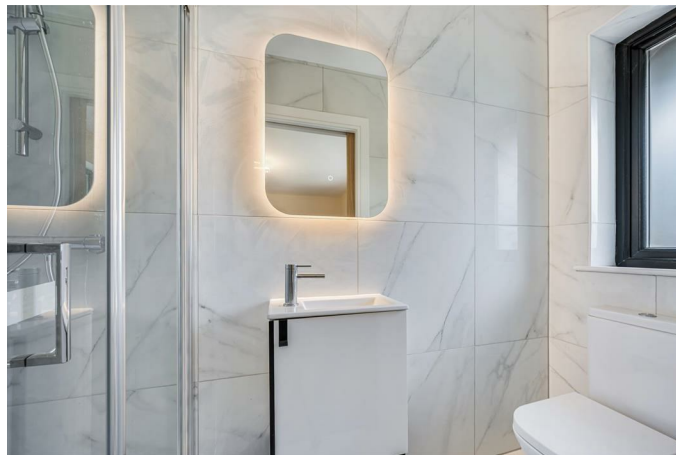
The open plan kitchen-living room is an excellent space and perfect for family living and entertaining. There is a range of wall and base units offering ample storage space as well as the island with storage on both sides as well as space for bar stools. There is an integrated fridge-freezer, oven, grill, hob with downward draft extractor in the island. There is an integrated dishwasher, washing machine and dryer. It is a bright space with a large double glazed window to the front of the room, an additional window to the side and bi-fold doors opening out into the garden - allowing an abundance of light to flow through. There is a feature media wall with a built in electric fireplace and space for a TV. There is LVT herringbone flooring throughout this area leading in from the hallway. The kitchen has been done to an extremely high standard and finished off with Quartz worktops.

### Bedroom 1 16'10" x 11'8" (5.15 x 3.58)



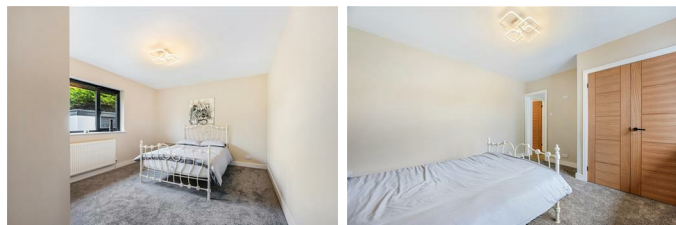
The master bedroom is an excellent size and has one double glazed window looking out to the front of the property, one radiator and a sliding pocket door leading into the ensuite.

### Ensuite



The ensuite has a shower cubicle, WC, double glazed window, hand wash basin with cupboard below and light up mirror.

### Bedroom 2 13'0" x 11'5" (3.97 x 3.48)



The second double bedroom has a built in storage cupboard which also houses the boiler, there is one radiator and a double glazed window looking out onto the garden.

### Bathroom 8'9" x 8'0" (2.68 x 2.44)



This spacious modern bathroom has a large freestanding bath with shower head attachment, walk in shower with two shower heads, WC, hand wash basin with drawers below, heated towel radiator and a double glazed window.

### Outside

#### Front Garden

The front of the property has a walled garden with an array of bushes and shrubs, and there is a paved driveway providing off road parking.

## Rear Garden



The rear garden has steps down leading into the garden from the bi-fold doors. This leads onto an area laid to lawn and boarded by bushes, shrubs and plants giving colour to the garden. There is a paved patio area to the side of the garden which is a perfect space for BBQ's and alfresco dining.

## Garage



There is a single garage with access from both the front of garage and the side.

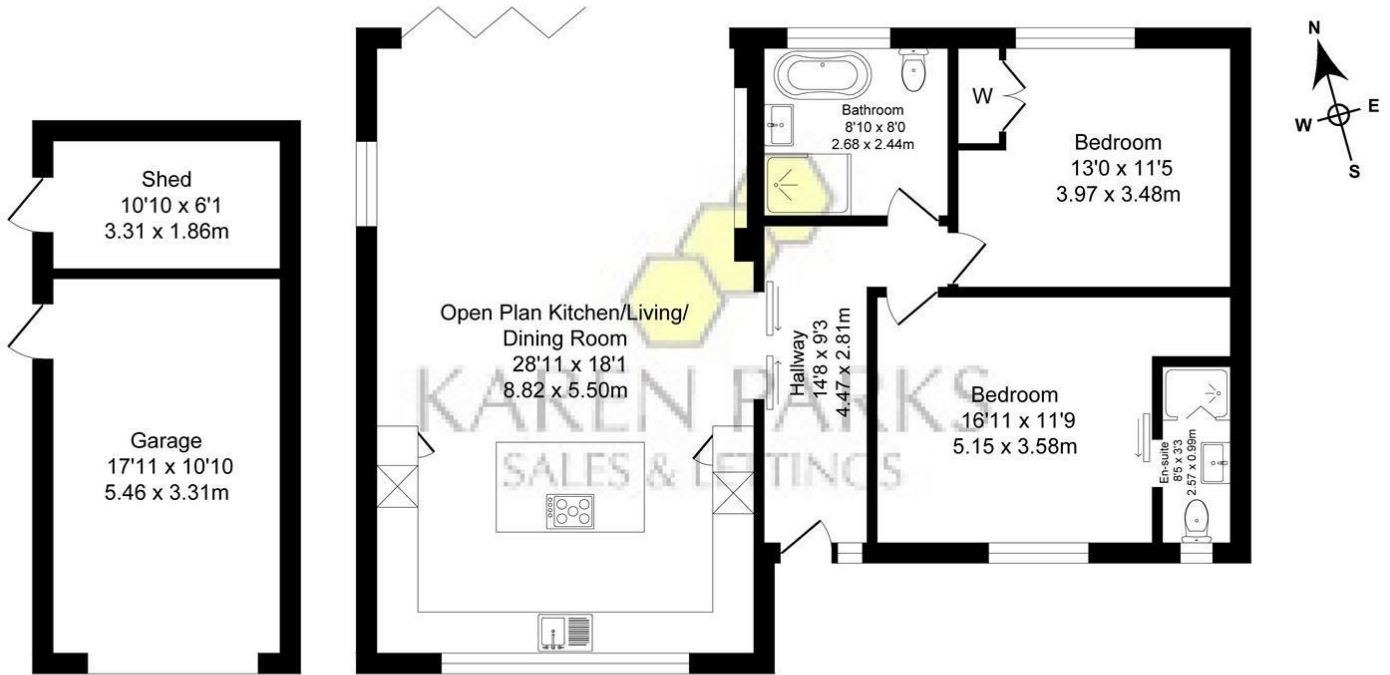
## Important Information

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

## Mount House Road Total Approx. Floor Area 1327 Sq.ft. (123.3 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.

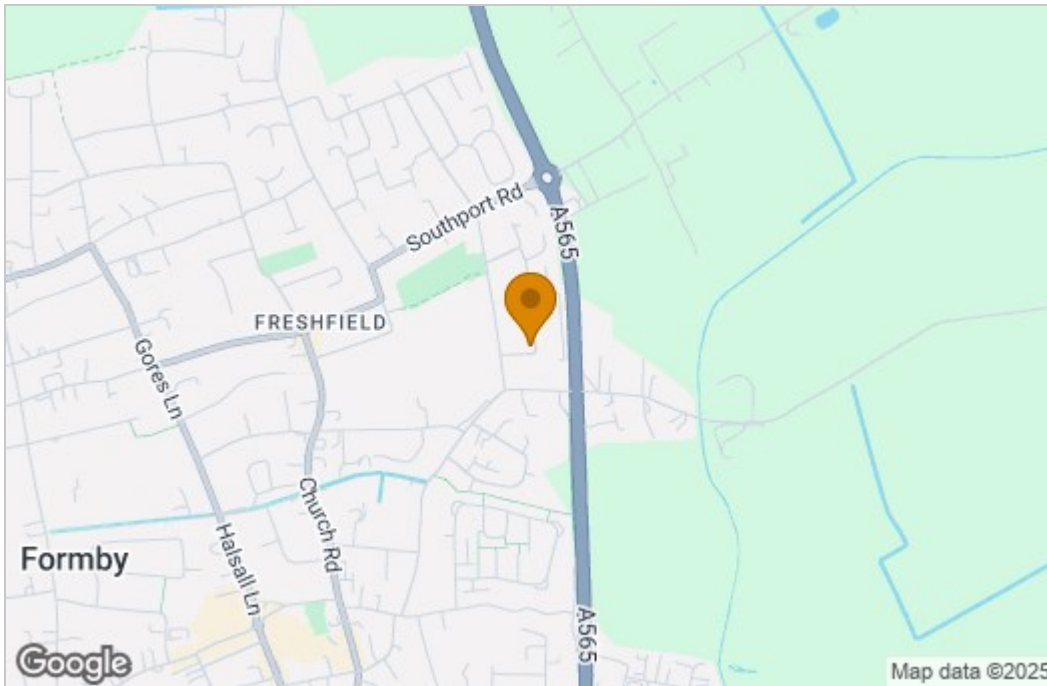


### Garage

Approx. Floor Area 266 Sq.Ft (24.7 Sq.M.)

Approx. Floor Area 1061 Sq.Ft (98.6 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		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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