

**KAREN PARKS**  
SALES & LETTINGS



**42 Alt Road, Liverpool, L37 6DF**  
**Offers Over £275,000**

Karen Parks Sales and Lettings are pleased to offer for sale this beautifully presented three bedroom, semi detached house offering plenty of living space. The property has real curb appeal and has new windows, front door and garage door fitted to the front of the property. It briefly comprises of, to the ground floor - hallway, lounge, dining room, conservatory and kitchen. To the first floor are three bedrooms and a spacious bathroom with separate bath and shower. There is off road parking and a garage to the front of the property and beautifully kept gardens to the rear. The house is situated in a quiet spot but still within close proximity of local amenities such as shops, cafes and hairdressers. It is also within walking distance of a highly rated local primary school - making it the perfect family home.



## ACCOMMODATION

### Ground Floor

#### Hallway



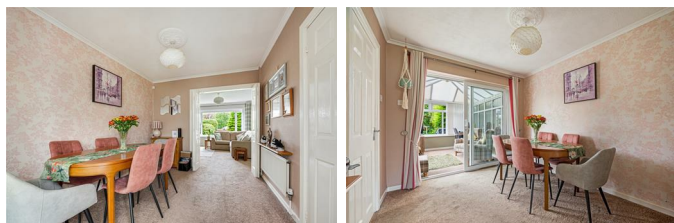
The spacious hallway has one radiator.

#### Lounge 12'11" x 10'11" (3.94 x 3.34)



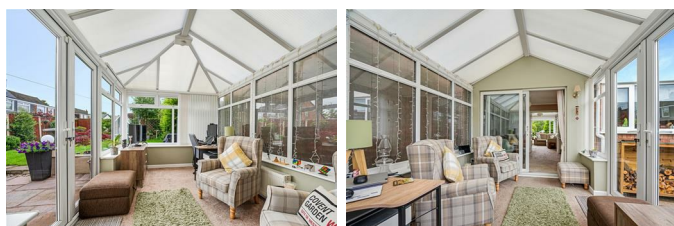
The lounge has a large double glazed window allowing in plenty of light and one radiator. There is a log burner as a focal point to the room which is perfect for in the winter months and the room has been recently re-plastered.

#### Dining Room 10'5" x 9'0" (3.18 x 2.76)



Leading through doors from the lounge is the dining room which has access into the kitchen and sliding doors through to the conservatory.

#### Conservatory 12'0" x 9'0" (3.66 x 2.76)



The conservatory is a lovely bright space to enjoy views of the garden with windows spanning the room.

There is one radiator making it a useable space in the winter months and double doors leading out to the garden for the summer.

#### Kitchen 10'4" x 9'2" (3.15 x 2.80)



The kitchen has a range of cream wall and base units providing storage for the kitchen as well as an additional larger under stairs cupboard. There is a sink and draining board with double glazed window above and there is a door leading into the garage. There is an integrated electric oven, induction hob, dishwasher and fridge - the boiler is also located in here.

### First Floor

#### Landing

The landing has one double glazed window and a loft hatch.

#### Bedroom 1 12'9" x 10'1" (3.91 x 3.08)



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

#### Bedroom 2 10'5" x 9'11" (3.19 x 3.03)



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

### **Bedroom 3 9'5" x 7'5" (2.89 x 2.27)**



The third bedroom has a built in cupboard with rail providing storage space, one radiator and a double glazed window.

### **Bathroom 8'1" x 7'2" (2.47 x 2.19)**



The spacious bathroom has a corner shower cubicle, bath with shower head attachment, hand wash basin with cupboard below, WC, double glazed window, heated towel rail and light up mirror.

## **Outside**

### **Front Garden**

The front of the property has a paved driveway providing off road parking and there is also an area laid to lawn boarded by beautiful flowers and shrubs giving the property a real curb appeal.

### **Rear Garden**



The sunny Southerly aspect rear garden has a patio area leading out from the conservatory which is a perfect space to enjoy a morning coffee or some alfresco dining. This leads onto a large area laid lawn which is boarded by beds containing an excellent selection of plants, flowers and bushes - and the

whole garden has been beautifully maintained by the current owners.

### **Garage 24'5" x 10'7" (7.46 x 3.25)**

The garage is a great size spanning the length of the house providing plenty of storage space, and there is plumbing for a washing machine and space for an additional fridge-freezer. There is access from the front electric garage door and also a door leading out into the 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.

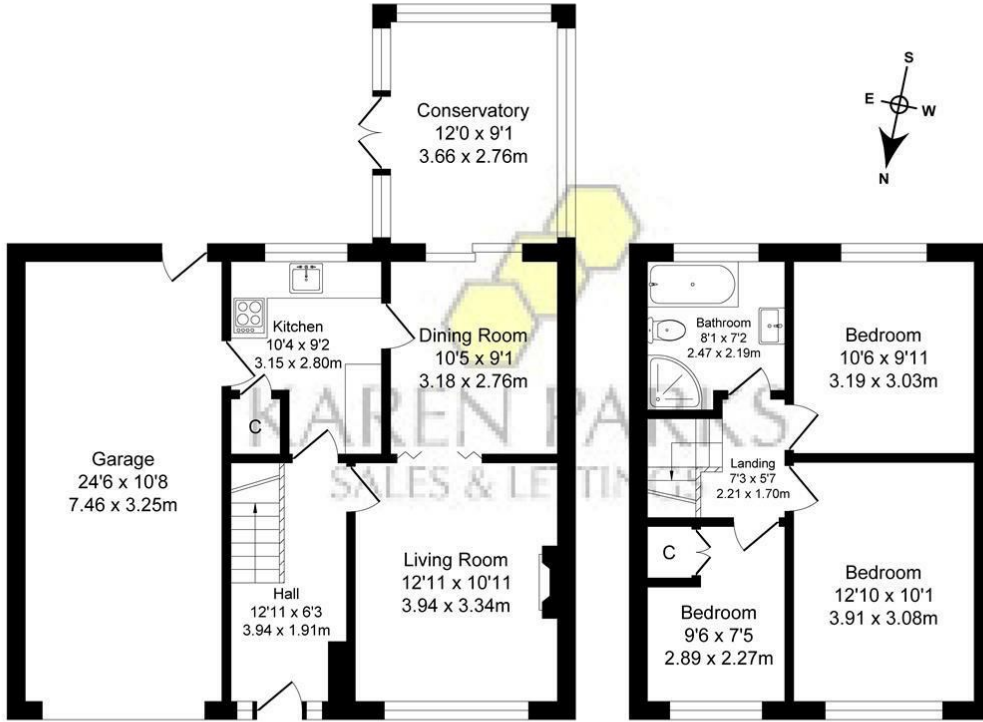


# Floor Plan

Alt Road, Formby

Total Approx. Floor Area 1228 Sq.ft. (114.1 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 806 Sq.Ft (74.9 Sq.M.)

First Floor

Approx. Floor Area 422 Sq.Ft (39.2 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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