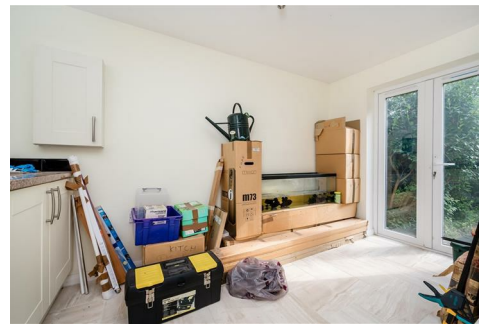




KAREN PARKS
SALES & LETTINGS



5 Withins Field, Liverpool, L38 9EU

Offers Over £340,000

Karen Parks sales and lettings are pleased to bring to market this deceptively spacious, three bedroom link detached property situated in a quiet cul-de-sac and with private rear gardens. The property comprises of: hallway, lounge, dining area, conservatory, kitchen-diner and WC. To the first floor are three bedrooms (two double and one single) and a family bathroom with separate WC. There is a driveway and gardens to the front of the property and further gardens to the rear. The property is located within walking distance of Hightown train station for anyone looking to commute and within easy reach of Hightown beach. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

The hallway has two fitted storage cupboards and one radiator.

Lounge 16'0" x 11'5" (4.90 x 3.49)



The lounge has a full length double glazed window allowing in plenty of light to the room and there is one radiator.

Kitchen-Diner 18'3" x 11'9" (5.57 x 3.60)



The extended kitchen-diner has a range of cream wall and base units providing storage for the kitchen. There is a sink and draining board with double glazed window above and an integrated oven, hob and extractor. There is space for a fridge-freezer and washing machine. There is a single door leading out to the garden as well as double patio doors in the dining area which are lovely for the summer months.

WC 6'11" x 5'10" (2.12 x 1.78)



Spacious WC with hand wash basin and double glazed window.

Dining Room 14'9" x 8'5" (4.50 x 2.59)



Off the hallway is a dining area with one radiator, sliding patio door into the conservatory and stairs up to the first floor.

Conservatory 11'11" x 11'0" (3.64 x 3.37)



Leading from the dining area is the conservatory - which is a lovely spot to enjoy views of the garden and there are double doors leading out into the garden.

First Floor

Landing

The landing has a loft hatch and two built in cupboards - one of which containing the boiler.

Bedroom 1 11'6" x 10'4" (3.53 x 3.15)



This bedroom has one double glazed window plus a smaller window, one radiator and a built in storage cupboard.

Bedroom 2 11'8" x 10'3" (3.56 x 3.13)



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

Bedroom 3 7'10" x 7'6" (2.40 x 2.30)

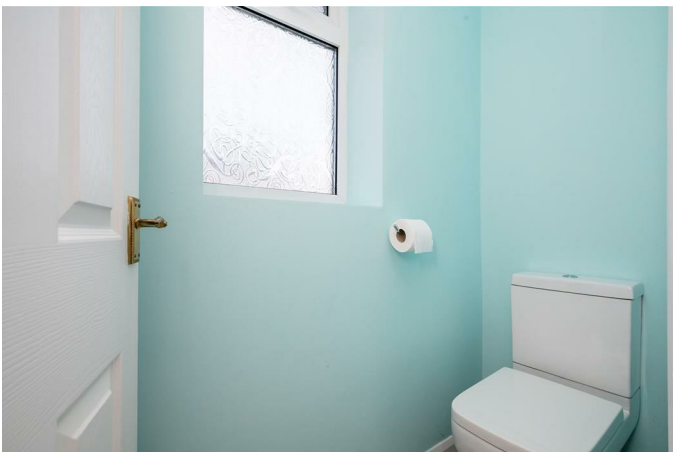
The third bedroom has one radiator and a double glazed window looking out to the front of the house.

Bathroom 7'10" x 5'6" (2.40 x 1.68)



The bathroom comprises of a bath with overhead electric shower, hand wash basin with cupboard below, towel radiator and a double glazed window.

Separate WC



Separate WC with double glazed window.

Outside

Front Garden

The front of the property has a paved driveway leading up to the property providing off road parking and there is an area laid to lawn in front of the lounge window with an array of bushes and shrubs.

Rear Garden



The garden to the rear is very private and has a small paved patio leading out from patio doors. This leads onto an area laid to lawn and bordered by mature trees and bushes giving privacy to the garden and there is new fencing to one side. There is a gate to the side of the garden giving access to the front of the house.

Important Information

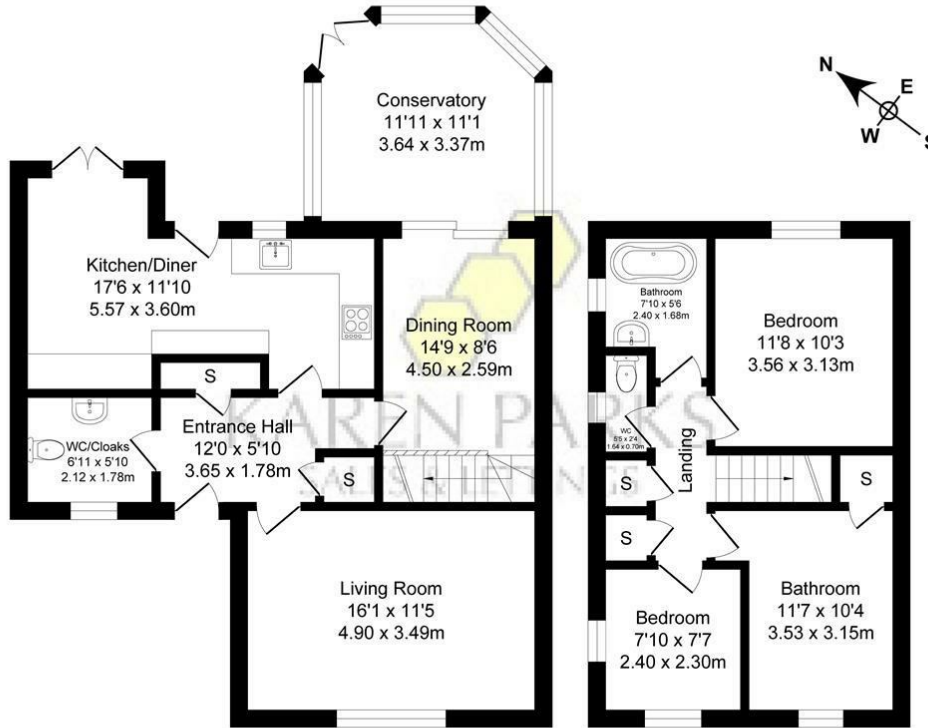
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Withins Field

Total Approx. Floor Area 1187 Sq.ft. (110.3 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.



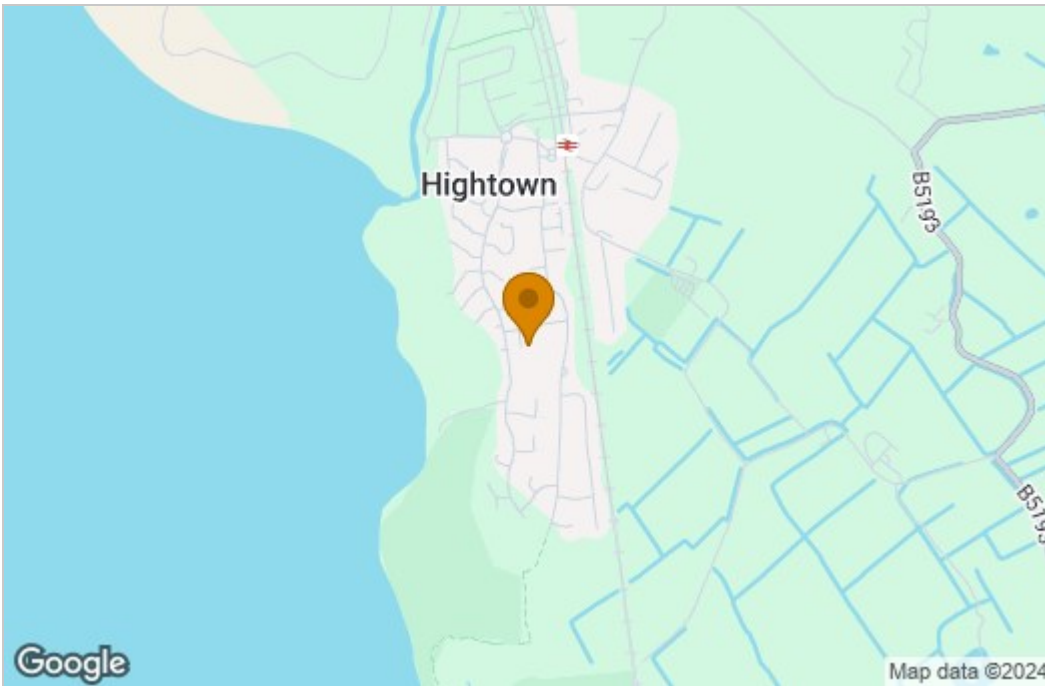
Ground Floor

Approx. Floor Area 763 Sq.Ft (70.9 Sq.M.)

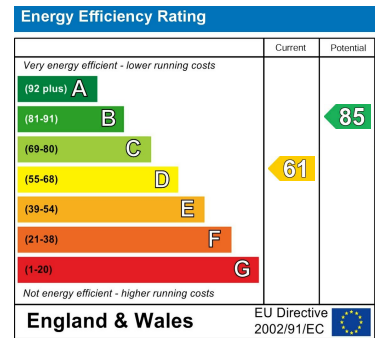
First Floor

Approx. Floor Area 424 Sq.Ft (39.4 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.