

**KAREN PARKS**  
SALES & LETTINGS



**5 The Rydinge, Liverpool, L37 7HH**

**Asking Price £415,000**

Karen Parks Sales and Lettings are pleased to offer for sale this deceptively spacious, three bedroom detached true bungalow situated in a quiet spot in Freshfield. The bungalow has been extended by the current owner and briefly comprises of: hallway, three bedrooms, shower room, kitchen, lounge-diner and modern orangery. There is a large driveway to the front of the property leading up to the garage and beautifully kept gardens to the rear. The property is located within walking distance of some local amenities such as shops, hairdressers, a pub and close to a local bus route. It is also within easy reach of the Formby bypass for those commuting to Southport or Liverpool and within close proximity of Local schools. Early viewing of this property is advised.

## ACCOMMODATION

### Hallway



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

### Lounge-Diner 19'8" x 10'4" (6.0 x 3.16)



The lounge-diner is a good size and has a double glazed window to one end of the room and sliding patio doors into the orangery at the other end - allowing plenty of light to flow through. There is one radiator and a feature gas fireplace as a focal point to the room.

### Orangery 12'2" x 11'6" (3.73 x 3.51)



The property has been extended by the current owner with the addition of this beautiful orangery leading off from the lounge. This is a lovely bright room to enjoy views of the garden and can also be used in the winter months due to the three radiators. There is a door giving access out into the garden from here.

### Kitchen 13'8" x 10'4" (4.18 x 3.15)



The kitchen has a range of wall and base units providing plenty of storage for the kitchen, there is a sink with double glazed window above, integrated oven, gas hob and extractor fan. There is space for a

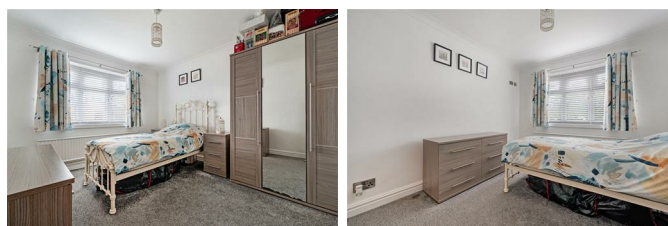
washing machine, dishwasher and fridge-freezer. There are double doors leading out from the kitchen onto a patio area and one radiator.

### Bedroom 1 12'4" x 11'10" (3.78 x 3.61)



The master bedroom is a good size and has fitted sliding wardrobes providing plenty of storage, there is one radiator and a double glazed bay window.

### Bedroom 2 11'10" x 9'10" (3.61 x 3.00)



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

### Bedroom 3 9'4" x 7'9" (2.85 x 2.38)

The third bedroom has fitted sliding wardrobes for storage, a double glazed window looking out onto the patio and one radiator.

### Shower Room 9'10" x 4'11" (3.00 x 1.50)



There is a corner shower cubicle with electric shower, WC, heated towel rail, hand wash basin with fitted cupboards around providing plenty of storage, double glazed window and a loft hatch.

### Outside

#### Front Garden

The front of the property has a large paved driveway providing off road parking for a number of cars leading up to the garage. There is also an area laid to

lawn and a low level wall to the front of the property lined with an array of beautiful flowers giving curb appeal to the front of the bungalow.

### **Rear Garden**

Leading out from double doors from the kitchen is a paved patio area perfect for alfresco dining in the summer, this leads onto an area laid to lawn and boarded by beds filled with colourful plants and flowers that have been excellently maintained by the current owner.

### **Garage 19'8" x 9'10" (6.00 x 3.00)**

The garage can be accessed from the front of the property with an up and over garage door and the boiler is located in here.

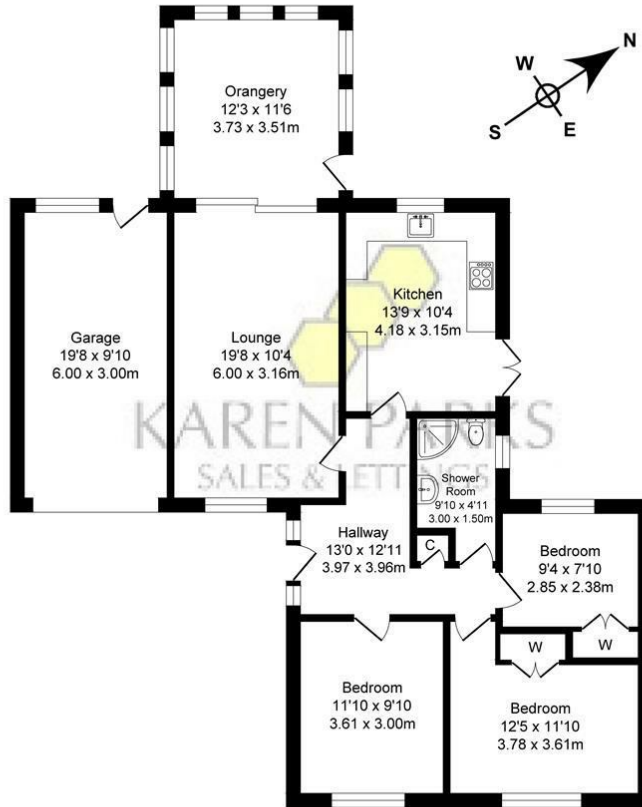
### **Important Information**

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

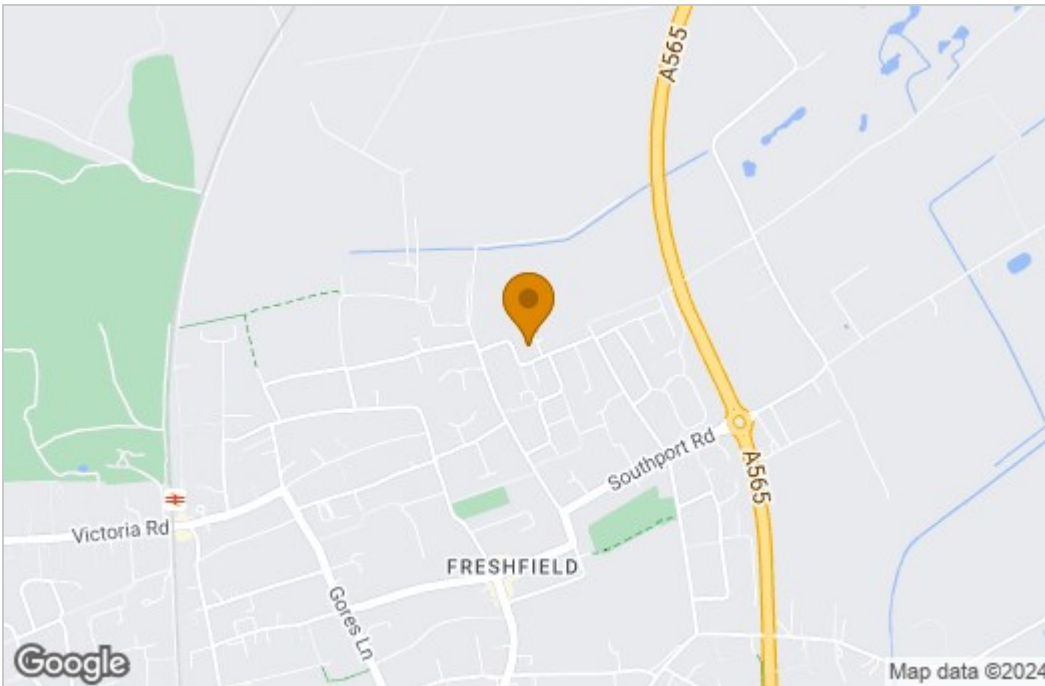
## The Rydinge Total Approx. Floor Area 1254 Sq.ft. (116.5 Sq.M.)

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.

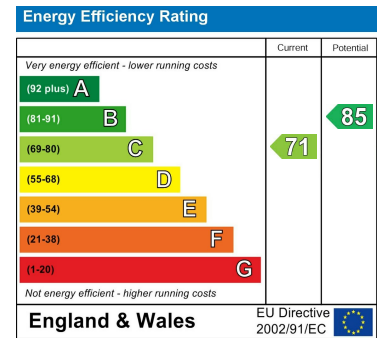


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# Area Map



# 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.