



**KAREN PARKS**  
SALES & LETTINGS



**7 Monks Drive, Liverpool, L37 6DL**

**£340,000**

Karen Parks Sales and Lettings are pleased to offer for sale this deceptively spacious two bedroom detached bungalow. The property offers plenty of living accommodation and briefly comprises of: hallway, shower room, lounge, kitchen, conservatory with newly fitted shutters, two double bedrooms and a family bathroom. There is off road parking for multiple cars to the front and beautifully maintained gardens to the rear featuring a summer house and shed with power and light. The property is situated close to local amenities such as shops, cafes and hairdressers and also on a bus route making it easy to commute in and round Formby. The property is offered for sale **WITH NO ONWARD CHAIN**.

## ACCOMMODATION

### Hallway



The hallway has tiled floor as you enter into the property, there is one radiator with a radiator cover, a large storage cupboard and a cupboard containing the meter and fuse board.

### Lounge 16'1" x 12'0" (4.92 x 3.66)

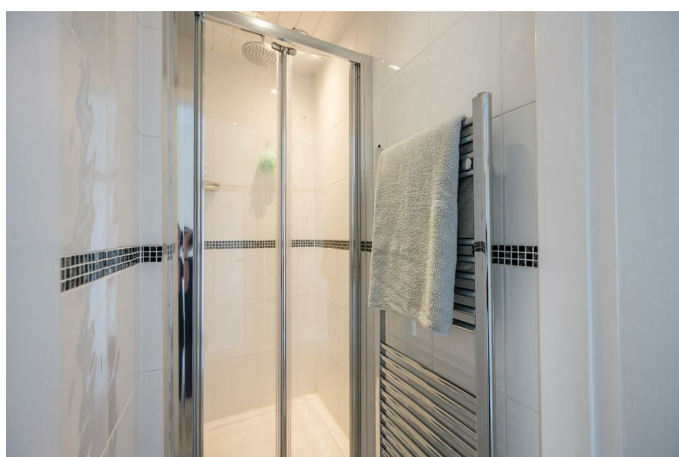


The lounge is a bright room with a large double glazed bay window allowing an abundance of light to flow in and there is one radiator.

### Inner Hallway

The inner hallway has a storage cupboard which houses the boiler and there is hatch to the loft which is half boarded.

### Shower Room



There is a shower cubicle and heated towel rail.

### Bedroom 1 12'4" x 8'10" (3.78 x 2.70)



The master bedroom has fitted wardrobes and cupboards providing plenty of storage for the room. There one radiator and a double glazed window.

### Bedroom 2 12'9" x 6'11" (3.89 x 2.11)



The second bedroom has built in cupboards on both sides of the room providing plenty of storage, there is an electric plinth heater and one double glazed window.

### Bathroom



The bathroom comprises of a bath with shower head attachment, WC, hand wash basin, double glazed window and heated towel rail.

### Kitchen 9'8" x 9'6" (2.97 x 2.92)



There is a white gloss kitchen with an array of wall and base units providing storage and granite work tops. There is an integrated oven, hob and extractor, dishwasher, fridge and washing machine. There is a sink with draining board, two double glazed windows and a door leading into the conservatory.

### **Conservatory 15'3" x 10'9" (4.66 x 3.29)**



Situated off the kitchen is a bright and spacious conservatory offering lovely views out onto the garden. There are windows spanning the room and two additional velux windows allowing an abundance of light to flow in. There is one radiator and a door leading out to the garden. The current owners have recently fitted shutters to the windows.

### **Outside**

#### **Front Garden**

There is a large resin driveway to the front of the property offering parking for a number of cars, this continues down the side of the bungalow through wooden gates.

#### **Rear Garden**



Leading out from the conservatory is the South facing rear garden which has a large resin patio area which is a great space for BBQ's and alfresco dining. There is an area laid to lawn with some beds to the rear and lining one side of the garden containing shrubs, plants and bushes.

### **Summer House 16'2" x 9'1" (4.94 x 2.79)**



There is power and light in the summer house making it an excellent space for either working from home or for garden parties.

### **Shed**

Next to the summer house is a shed with power and space for a freezer and dryer.

### **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.

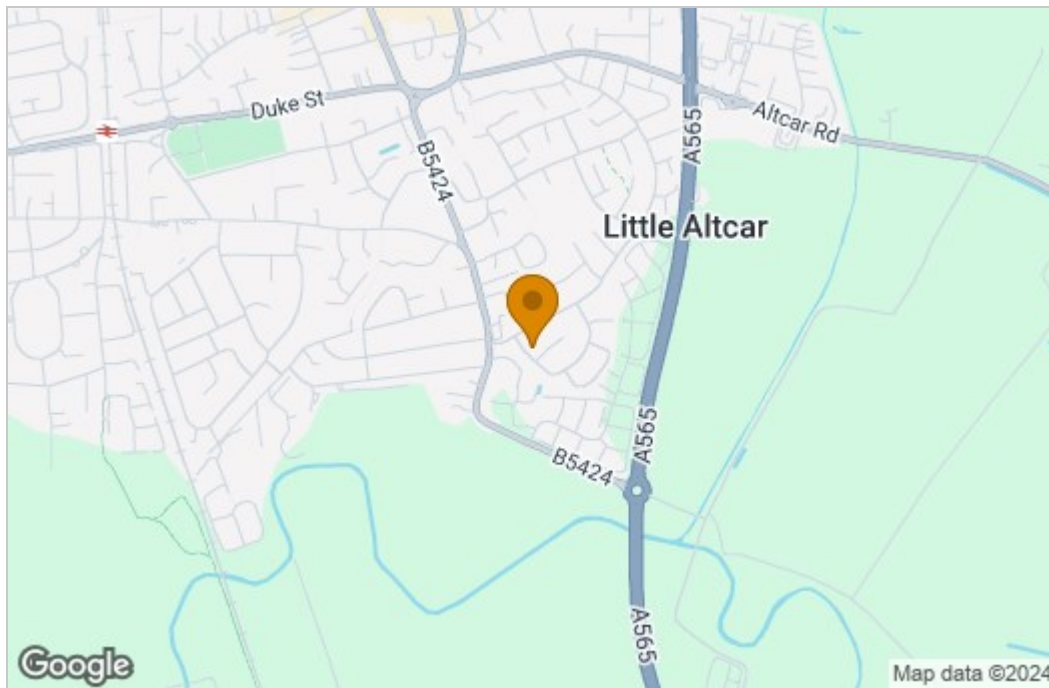
# Floor Plan

7 Monks Drive  
 Total Approx. Floor Area 1060 Sq.ft. (98.5 Sq.M.)

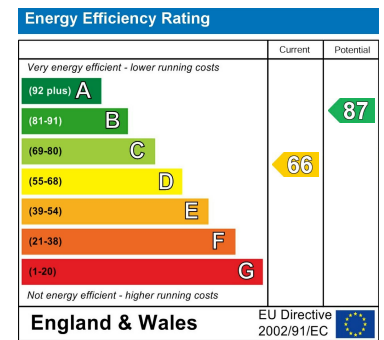
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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.