

KAREN PARKS
SALES & LETTINGS

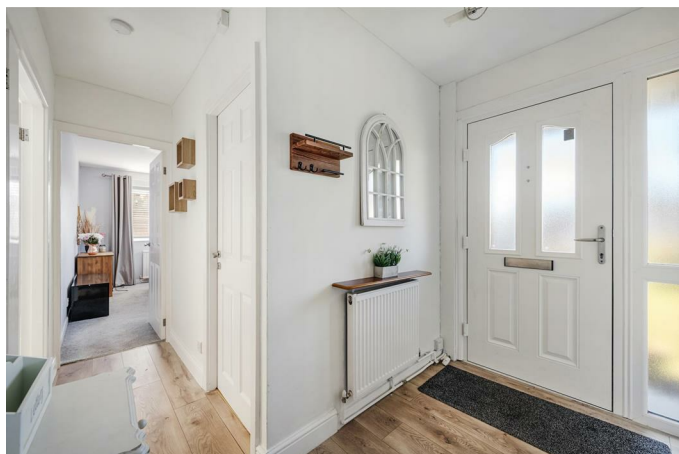


1 Savon Hook, Formby, Liverpool, L37 6DP
Offers Over £240,000

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom semi detached bungalow situated on an excellent corner plot. The property briefly comprises of: hallway, lounge-diner, kitchen, two bedrooms with built in wardrobes to the main bedroom and a modern bathroom. There is a driveway leading up to the garage and there are gardens spanning the whole property to the front, side and rear. The bungalow is situated in a quiet spot but still within close proximity to local amenities such as shops and hairdressers. It is also on a bus route which takes you to Formby Village making it easy for those commuting without a car. The property is offered for sale
WITH NO ONWARD CHAIN.

ACCOMMODATION

Hallway



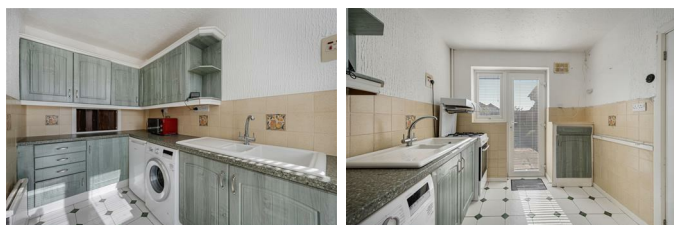
The hallway has one radiator, a loft hatch and a storage cupboard that houses the boiler.

Lounge-Diner 15'8" x 10'5" (4.79 x 3.19)



The lounge-diner has a media wall with space for a TV with under lighting, there are built in cupboards either side of the media wall in the alcoves. There is one radiator and a double glazed window.

Kitchen 10'10" x 8'4" (3.31 x 2.56)



The kitchen has a range of wall and base units providing storage for the kitchen, there is a sink and draining board, double glazed window and door leading out to the garden. There is space for a washing machine, fridge and cooker.

Bedroom 1 13'3" x 10'2" (4.06 x 3.11)



The master bedroom is a good size and has a row of mirrored sliding wardrobes providing storage, one radiator and two double glazed windows making it a bright room.

Bedroom 2 12'7" x 7'4" (3.85 x 2.24)



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

Bathroom 6'11" x 6'2" (2.12 x 1.88)



The bathroom comprises of a bath with over head shower with two shower heads, hand wash basin with drawer below, WC, heated towel rail and a double glazed window.

Outside

Front Garden



There are gardens spanning the front and side of the property with fencing around and the area is laid to lawn. This is boarded by an array of mature hedges and bushes providing privacy to this garden area.

Rear Garden



The rear garden leading out from the kitchen door is paved for easy maintenance but providing a space to sit out and enjoy the sun. There are plant beds containing bushes, shrubs and plants giving some colour to the garden. There is a shed for storage.

Driveway and Garage

There is a driveway providing off road parking leading up to the garage.

Important Information

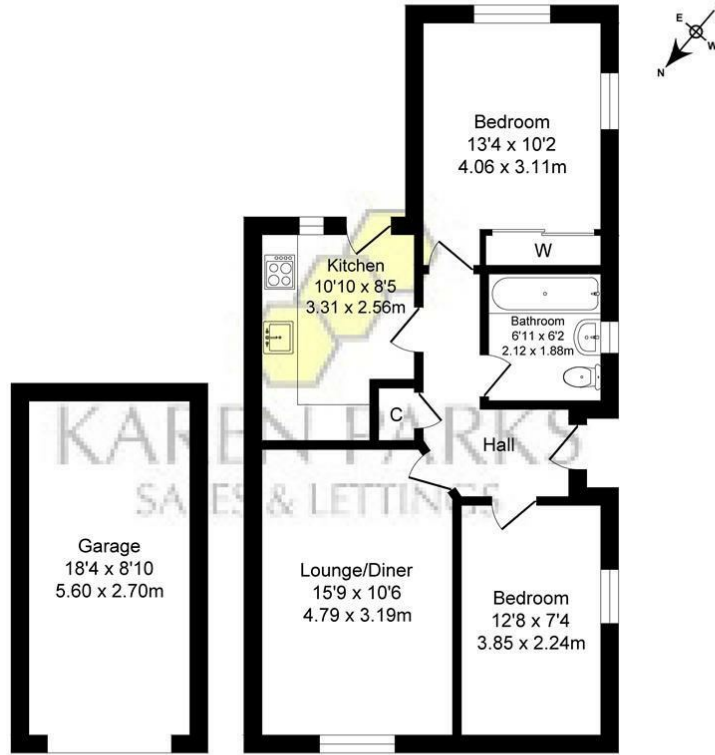
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Savon Hook

Total Approx. Floor Area 780 Sq.ft. (72.4 Sq.M.)

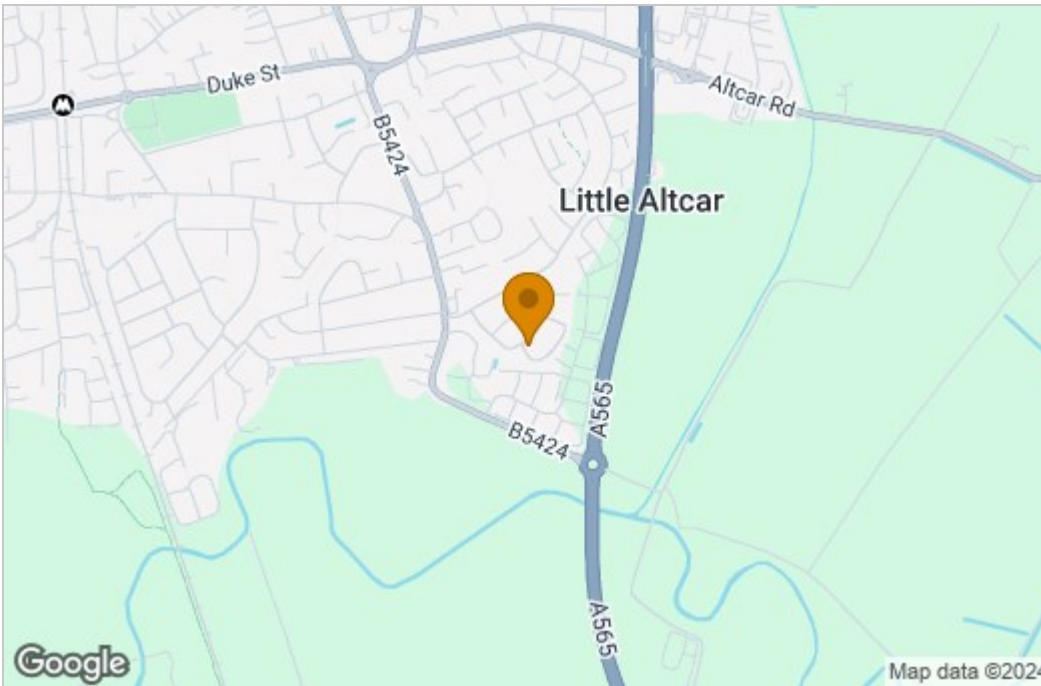
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



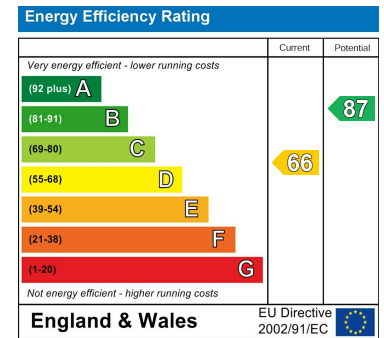
Garage
Approx. Floor Area 163 Sq.Ft (15.1 Sq.M.)

Approx. Floor Area 617 Sq.Ft (57.3 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.