



KAREN PARKS
SALES & LETTINGS



17 Alt Road, Liverpool, L37 6DB

Offers Over £290,000

Karen Parks Sales and Lettings are delighted to bring to market this deceptively spacious three bedroom, extended semi detached house. Only by internal inspection can you appreciate the space on offer in this property which would be perfect for family living and offers plenty of potential. The property briefly comprises of: enclosed porch, hallway, WC, lounge, utility room, kitchen-diner, conservatory and office. To the first floor are three bedrooms, bathroom and separate WC. There is a driveway providing off road parking to the front of the house and beautifully kept gardens to the rear with a single garage. The house is situated in a quiet spot but still within easy reach of local amenities such as shops, salons and located on a bus route. It is within close proximity of a local primary school and park making it perfect for families. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Enclosed Porch



Enclosed porch with two double glazed windows leading into the hallway.

Hallway



The hallway has one radiator.

WC



Leading off the hallway is the WC with hand wash basin.

Lounge 16'5" x 10'9" (5.01 x 3.30)



The lounge is an excellent size and is a bright room with a large double glazed window allowing plenty of light to flow in. There is one radiator and an electric fire as a focal point to the room.

Kitchen-Diner 8'9" x 15'5" (2.69 x 4.71)



The open plan kitchen-diner is perfect for family living and has a range of wall and base units providing plenty of storage. There is a sink and draining board with double glazed window above, integrated oven, grill, hob and extractor. There is a breakfast bar with space for under counter fridge and freezer and additional storage cupboards. There is one radiator and sliding patio door into conservatory.

Conservatory 3'7" x 8'6" (1.10 x 2.61)



Leading off the kitchen-diner is a conservatory with door leading out into the garden.

Utility Room 10'5" x 8'2" (3.20 x 2.50)



There is a spacious utility room situated off the hallway providing wall and base units for storage as well as an additional larger storage cupboard housing the boiler. There is space for a washing machine and dryer. Door leading out to the side of the property.

Office 7'2" x 9'2" (2.19 x 2.80)



There is access from the utility room into an office - which is a great space for those working from home away from the rest of the living space. There is one radiator and a window with obscured glass allowing in light but giving privacy. Alternatively this could be used as a playroom for families.

First Floor

Landing



Landing with loft hatch with loft ladder and double glazed window.

Bedroom 1 13'1" x 10'1" (4.0 x 3.09)



The master bedroom is an excellent size and has one radiator and a double glazed window looking out over the front of the property.

Bedroom 2 10'10" x 10'1" (3.31 x 3.09)



The second double bedroom has a range of fitted wardrobes and cupboards providing plenty of storage for the room. There is one radiator and a double glazed window looking out to the garden.

Bedroom 3 9'9" x 7'3" (2.99 x 2.21)



The third bedroom has a built in storage cupboard over the stairs, one radiator and a double glazed window.

Bathroom 5'6" x 7'3" (1.70 x 2.21)



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

Separate WC



There is a separate WC with window above.

Outside

Front Garden

The front of the property has a large paved driveway providing off road parking for two cars. There are double gates leading down the side of the property to the garage.

Rear Garden



Leading out from the conservatory are steps leading up to a paved patio area which is a perfect spot for al fresco dining and BBQ's in the summer months. This leads onto an area laid to lawn and the rear of the garden is lined by hedges providing plenty of privacy to the garden. There are beds containing mature shrubs and plants that have been excellently maintained.

Garage

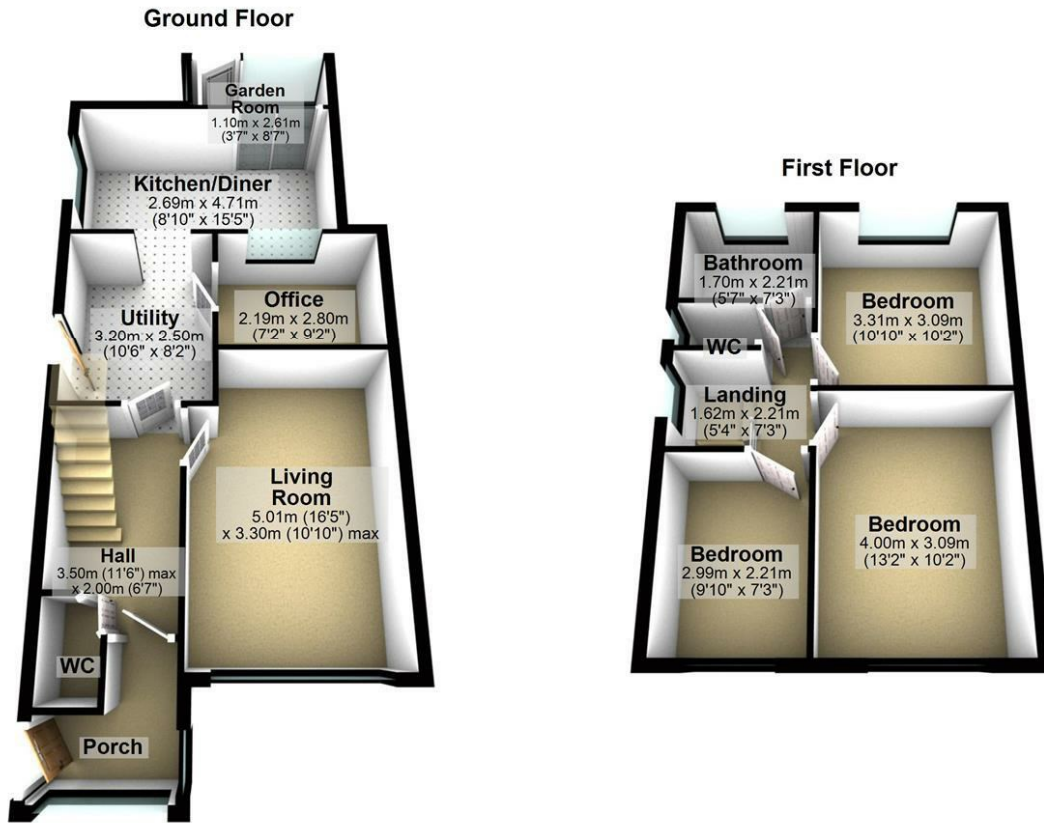


The single garage is situated to the rear of the property behind double gates and there is an up and over garage door.

Important Information

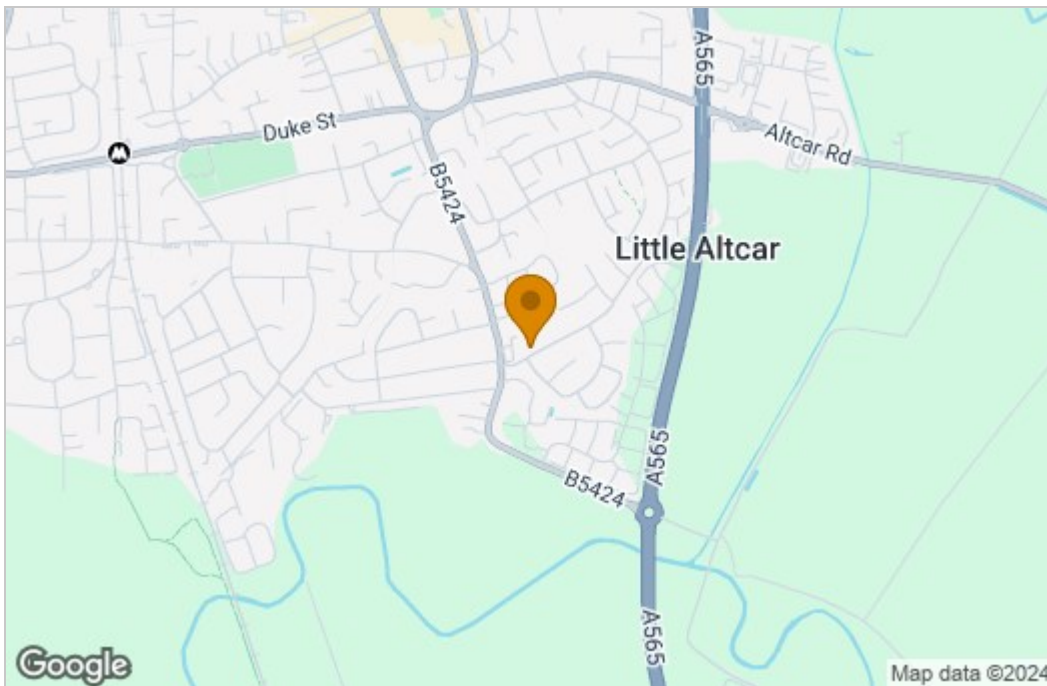
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

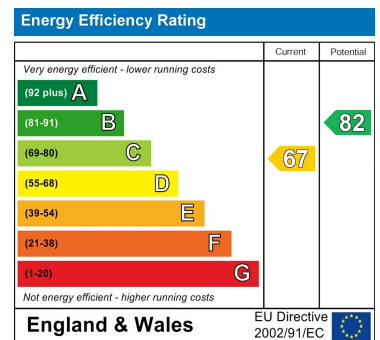


Sizes are approximate
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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