



**KAREN PARKS**  
SALES & LETTINGS



**2 Crowland Way, Formby, L37 8BR**  
**Offers Over £225,000**

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom semi detached bungalow which is perfect for those looking to downsize but still want generously proportioned rooms. The property briefly comprises of: hallway, modern white gloss kitchen, lounge-diner, two bedrooms and a family bathroom. There is off road parking to the front and gardens to the rear with a single garage. The property is situated within close proximity to local shops, bus transport routes and close to Formby village with all its amenities such as shops, cafes and hairdressers, making amenities easily accessible even for those who don't drive. Offered for sale with NO ONWARD CHAIN.



## ACCOMMODATION

### Hallway

The hallway has one radiator, a double glazed window and meter cupboard.

### Kitchen 10'8" x 7'4" (3.26 x 2.24)



There is a modern white gloss kitchen with a range of wall and base units providing storage. There is a sink and draining board with double glazed window above and a door leading out to the side of the property. There is an integrated oven, hob and extractor and space for a free standing washing machine and fridge-freezer.

### Lounge-Diner 16'0" x 12'3" (4.88 x 3.75)



The lounge-diner is an excellent size room and has a large double glazed window allowing in plenty of light and one radiator.

### Inner Hallway

The inner hallway has a built in storage cupboard and a loft hatch.

### Bedroom 1 15'6" x 9'2" (4.74 x 2.80)



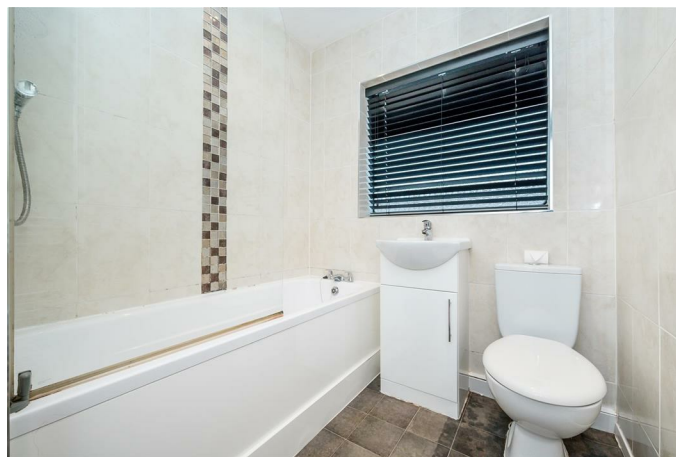
The main bedroom has a row of fitted wardrobes providing storage for the bedroom, there is one radiator and a double glazed window.

### Bedroom 2 10'6" x 8'7" (3.22 x 2.62)



The second bedroom has one radiator and a double glazed window looking out onto the garden.

### Bathroom 7'4" x 6'7" (2.24 x 2.02)



The bathroom comprises of a bath with over head shower, hand was basin with cupboard below, WC, double glazed window and a heated towel rail.

## Outside

### Front Garden

To the front of the property is a driveway providing off road parking which leads down to the garage. There is an area laid to lawn in front of the lounge window.

### Rear Garden



The rear garden has a stoned area with space for seating which leads onto an area laid to lawn and two small beds to the far side of the garden containing mature trees and shrubs for easy maintenance in the garden.

### Garage 17'0" x 7'10" (5.20 x 2.40)



There is a single garage to the rear with an up and over garage door.

## Important Information

We take every care in preparing our sales details.

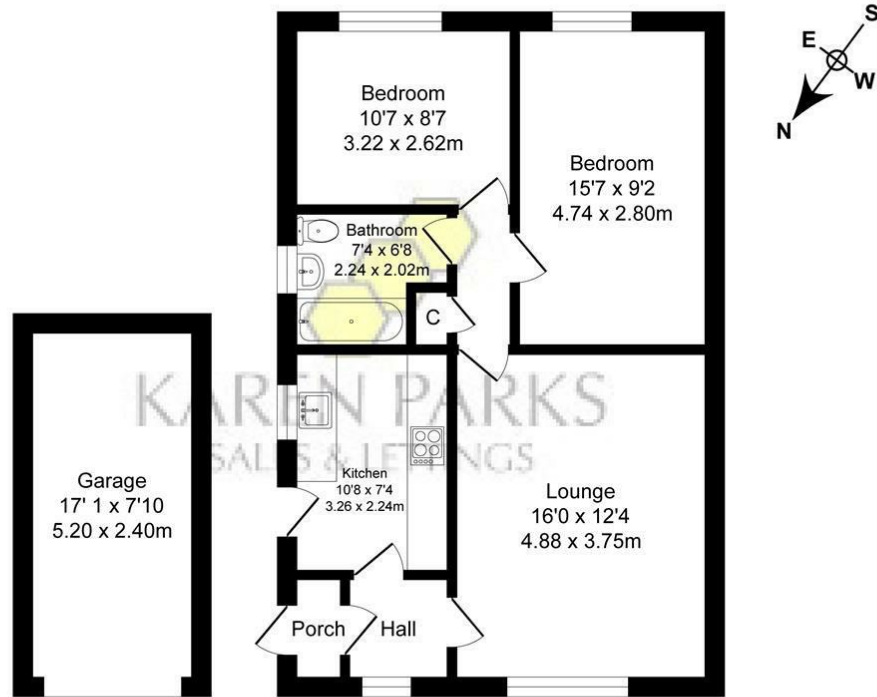
They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets 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

## Crowland Way

Total Approx. Floor Area 781 Sq.ft. (72.6 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

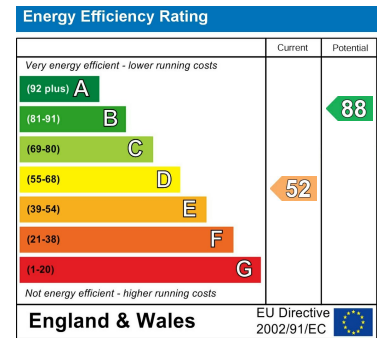
Approx. Floor Area 133 Sq.Ft (12.4 Sq.M.)

Approx. Floor Area 648 Sq.Ft (60.2 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.