

**KAREN PARKS**  
SALES & LETTINGS



**10 Harington Green, Liverpool, L37 1XS**  
**Offers Over £450,000**

Karen Parks Sales and Lettings are pleased to offer for sale for the opportunity to purchase this spacious five bedroom detached bungalow situated on an excellent corner plot. The property offers plenty of versatile space to suit a wide range of prospective buyers from couples to families. It briefly comprises of: spacious hallway, kitchen-diner, lounge diner, master bedroom with dressing area and ensuite, three further bedrooms, wet room and a room that can either be used as a fifth bedroom or snug/office. There is a large driveway providing off road parking for a number of cars leading up to the garage and gardens to the rear. The bungalow is situated in an excellent location within walking distance of local amenities such as shops, hairdressers, cafe, pub and close to a bus route. It is also close to local schools and Formby pinewoods and nature reserve.



## ACCOMMODATION

### Hallway

The spacious hallway has two fitted storage cupboards, one radiator and a loft hatch with access into a large loft space for storage.

### Kitchen-Diner 13'8" x 9'0" into 11'6" x 8'10" (4.18 x 2.76 into 3.53 x 2.70)



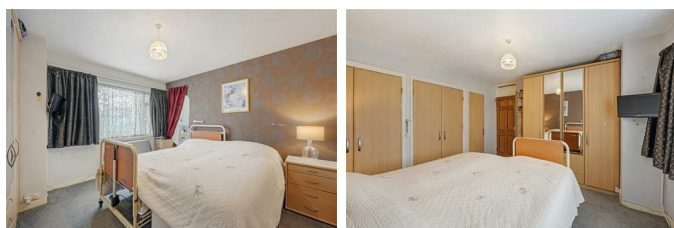
There is an open plan kitchen-diner that has a range of wall and base units providing plenty of storage. There is a sink and draining board with double glazed window above and a door leading out to the side of the property. There is an integrated oven, grill, gas hob and dishwasher. There is space for a washing machine, fridge and fridge-freezer.

### Lounge-Diner 28'8" x 15'0" (8.74 x 4.58)



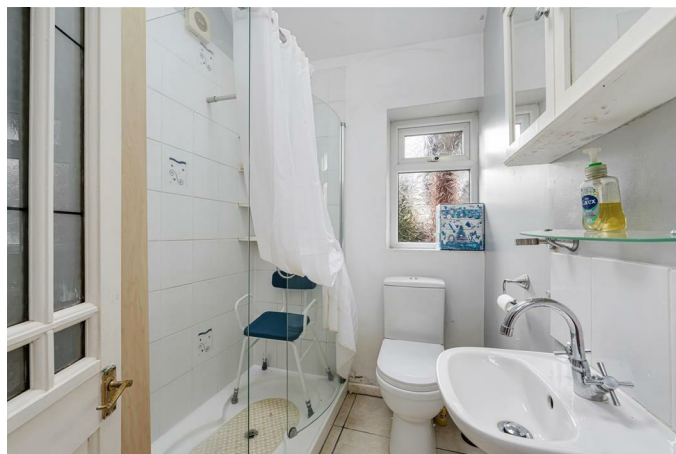
The extended lounge-diner is an excellent size and has double doors leading out to the garden allowing plenty of light to flow in as well as two smaller double glazed windows. There is one radiator and a feature gas fire place as a focal point to the room.

### Bedroom 1 into dressing area 12'0" x 11'8" into 7'2" x 5'6" (3.67 x 3.57 into 2.20 x 1.70)



The main bedroom is an excellent sized room and has a range of fitted wardrobes providing plenty of storage, an electric heater and double glazed window. This leads into a dressing area with further fitted wardrobes.

### Ensuite Shower Room 6'11" x 5'6" (2.12 x 1.70)



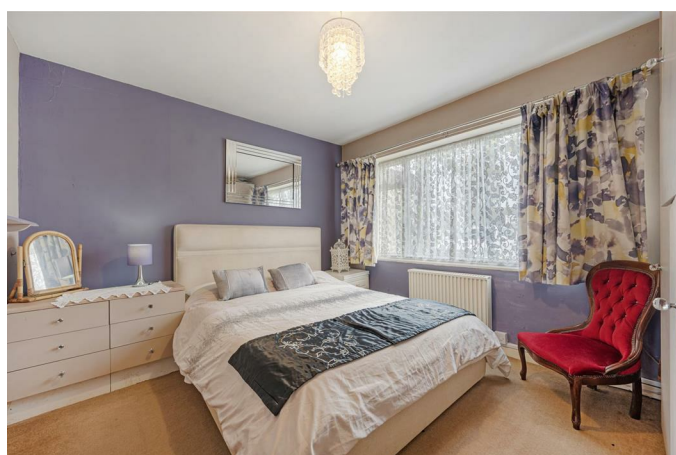
The ensuite has a large shower cubicle, hand wash basin, WC and double glazed window.

### Bedroom 2 12'0" x 9'10" (3.67 x 3.00)



This bedroom has one radiator looking out to the side of the property and one electric heater.

### Bedroom 3 11'6" x 9'10" (3.52 x 3.01)



The third double bedroom has one double glazed window, electric heater and fitted wardrobes providing storage for the room.

### **Bedroom 4 11'6" x 7'2" (3.52 x 2.20)**



This bedroom has an electric heater and a double glazed window.

### **Bedroom 5/Snug 12'0" x 11'9" (3.67 x 3.60)**



This room could either be used as a fifth bedroom or alternatively as a snug/play room. There is one double glazed window and an electric heater.

### **Wet Room 7'9" x 7'9" (2.38 x 2.38)**



The wet room comprises of a large walk in shower with two shower heads, hand wash basin, WC, towel radiator and a window.

### **Outside**

#### **Front Garden**

The front of the property has a large driveway providing off road parking for a number of cars leading up to the garage. There is an area to the side of the bungalow laid to lawn with some mature trees.

### **Rear Garden**



Leading out from the patio doors is a large paved patio area with space for seating which leads round to the side of the property. Following on from the patio is an area laid lawn and boarded by an array of mature shrubs and bushes.

### **Garage 16'10" x 9'1" (5.14 x 2.79)**

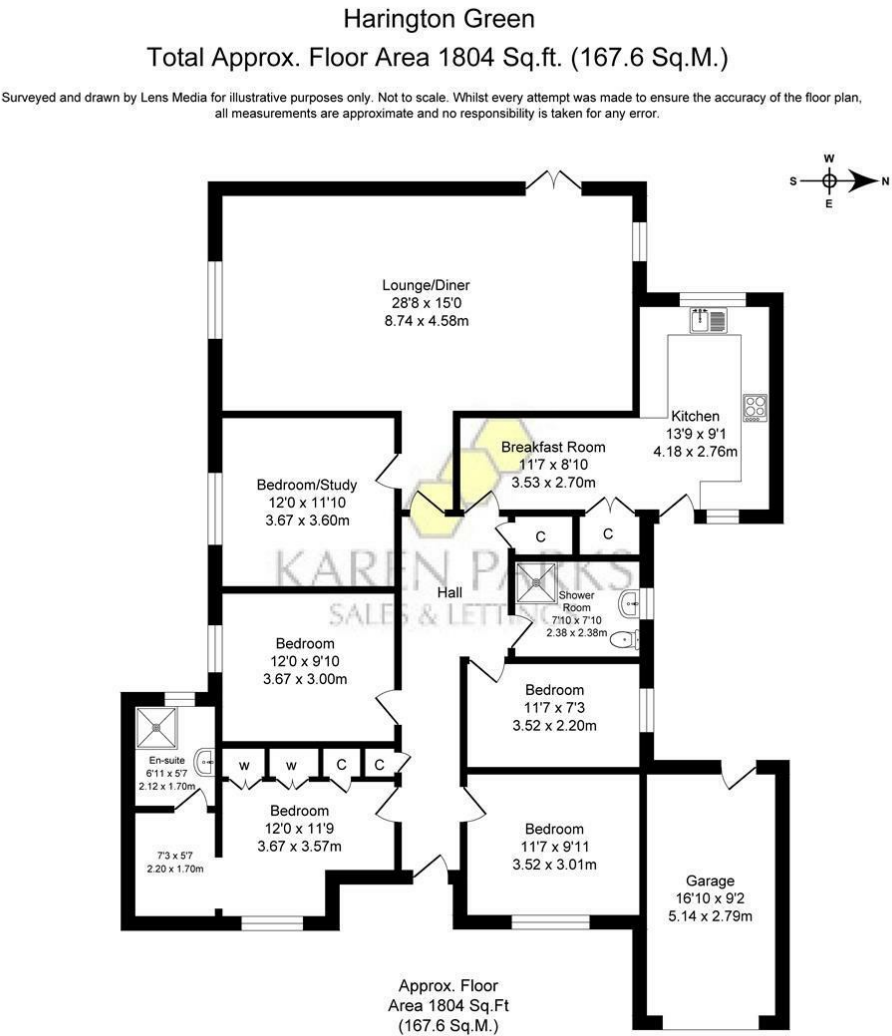
There is a single garage with up and over garage door.

### **Important Information**

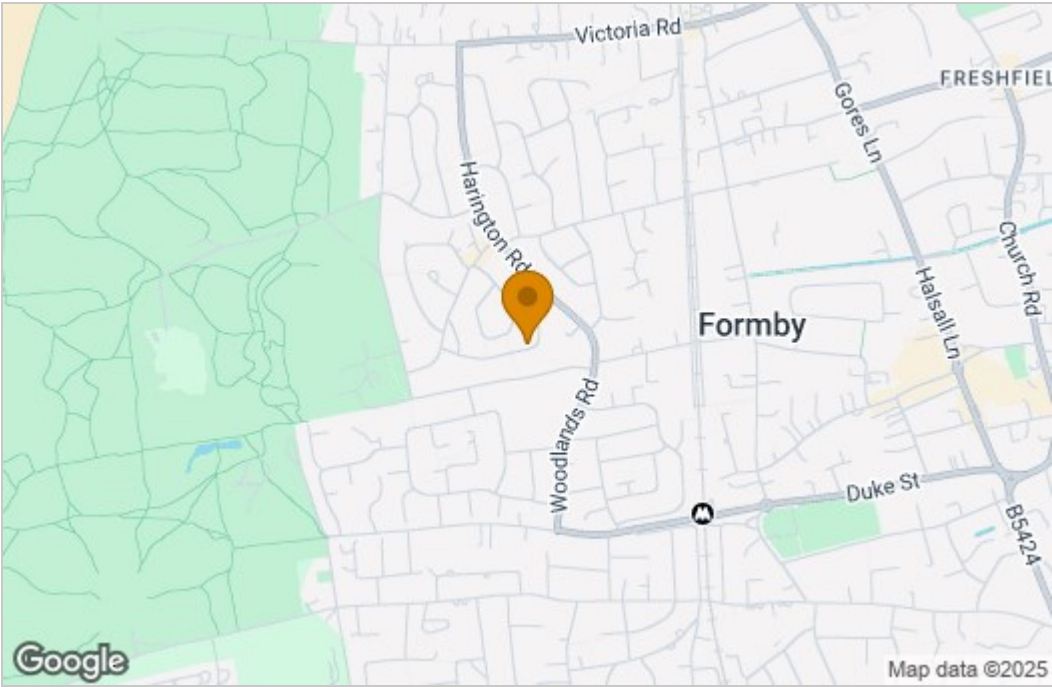
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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



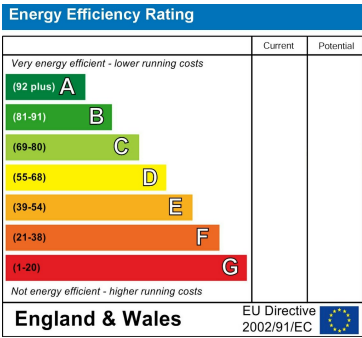
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.