

KAREN PARKS
SALES & LETTINGS



75 Liverpool Road, Formby, Liverpool, L37 6BU

£159,950

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom, ground floor apartment. This modern apartment comprises of: its own private entrance, a kitchen, lounge-diner, two double bedrooms and a recently fitted bathroom. There are communal gardens and parking to the front of the property. The apartment is situated in the rear block, set back off the road, making it private and more peaceful. The property is situated within close proximity of local amenities such as shops, transport links and restaurants.

ACCOMMODATION

Porch

Private entrance with porch leading into the lounge-diner.

Lounge-Diner 14'07" x 11'0" (4.45 x 3.35)



The lounge-diner has a double glazed window looking out to the front of the property, one radiator and Karndean flooring.

Kitchen 7'04" x 6'09" (2.24 x 2.06)



The kitchen has a range of wall and base units providing storage, one double glazed window and the boiler is located in here. There is space for a fridge-freezer and washing machine. There is a stainless steel sink and integrated Neff oven and hob.

Bedroom 1 14'07" x 8'04" (4.45 x 2.54)



The master bedroom has a double glazed window facing onto the front of the property, one radiator and a fitted wardrobe providing storage for the room.

Bedroom 2 11'0" x 8'10" (3.35 x 2.69)



The second bedroom has one radiator and a double glazed window.

Bathroom 7'08" x 5'03" (2.34 x 1.60)



The bathroom comprises of a bath with over head shower, WC and hand wash basin.

Inner Hallway



The inner hallway has two storage cupboards.

Outside

Communal Gardens

Communal Parking



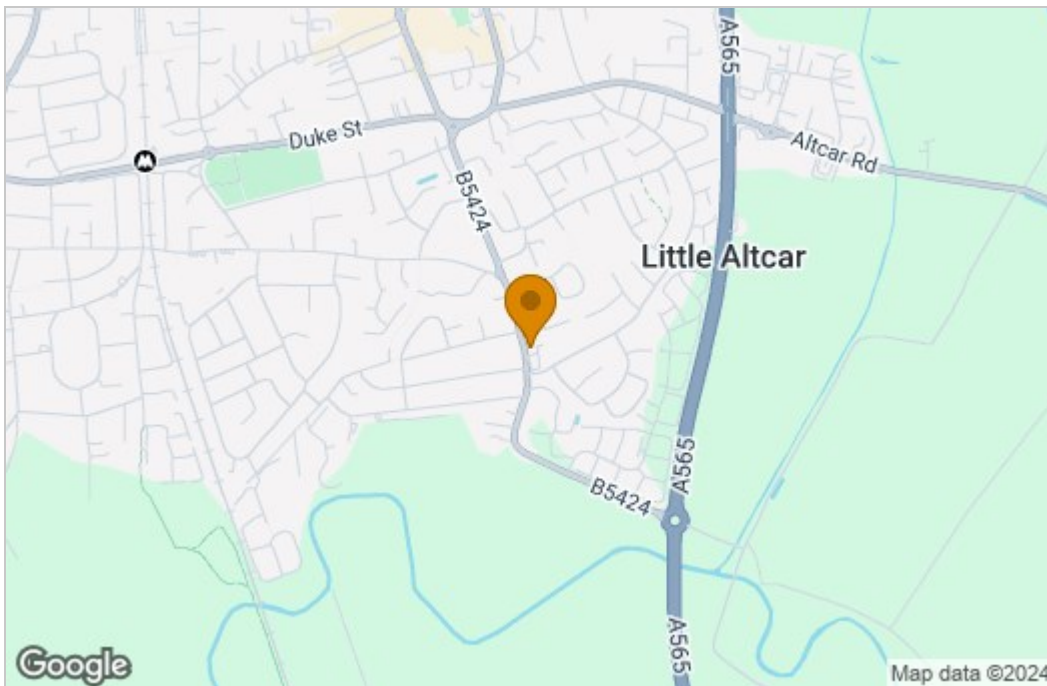
There is communal parking for the flats.

Important Information

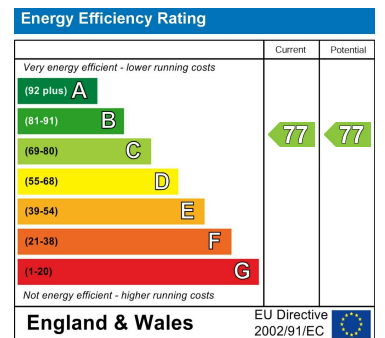
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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



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