



KAREN PARKS
SALES & LETTINGS



66 Liverpool Road, Liverpool, L37 6BZ
Offers Over £350,000

Karen Parks Sales and Lettings are delighted to offer for sale this immaculately presented, turn key property that has been recently renovated and modernised to an exceptionally high standard by the current owners. The style and colour scheme throughout the property creates a calm and tranquil environment and offers plenty of living space perfect for both couples or families. This semi detached property briefly comprises of: porch, hallway, front living room with log burner. To the rear of the property is an open plan kitchen-diner-living space which is perfect for family living or entertaining- complete with bi-fold doors onto the garden and downstairs WC. To the first floor are three bedrooms and a bathroom with separate bath and shower. There is a large driveway and garage to the front of the house and gardens to the rear. The house is situated within walking distance of shops and amenities but also with easy access to the bypass for those commuting to Liverpool or Southport. Early viewing of this property is advised to appreciate the space and quality on offer.

ACCOMMODATION

Ground Floor

Porch



Enclosed porch leading into the hallway.

Hallway



The hallway has one radiator and an understairs storage cupboard.

Living Room 12'0" x 11'9" (3.67 x 3.59)



The front living room is a cosy space with a log burner which is perfect for winter nights. There is one radiator and a double glazed window.

Open plan kitchen-diner/family room



The open plan kitchen-diner-living area to the rear is a lovely space and perfect for family living or entertaining. There are two sets of bi-fold doors which are perfect for the summer months to open out

to the garden and an additional two velux windows allowing plenty of light to flow into the room. There are a range of wall and base units for storage and space for an oven. There is a large central island with sink, integrated fridge and dishwasher, extra cupboard space and room for bar stools. There is Karndean flooring throughout this area and two radiators. The living space has the advantage of a log burner for a cosy space.

Inner Hallway

Inner hallway situated off the kitchen with one radiator and a door leading into the WC and one into the garage.

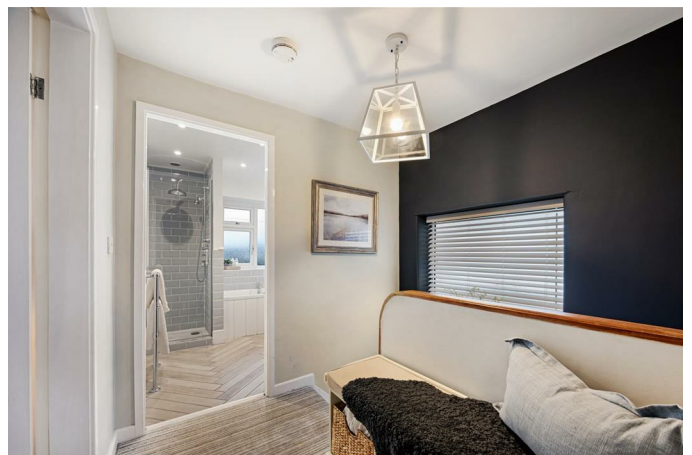
WC



Situated off a hallway from the kitchen is a WC.

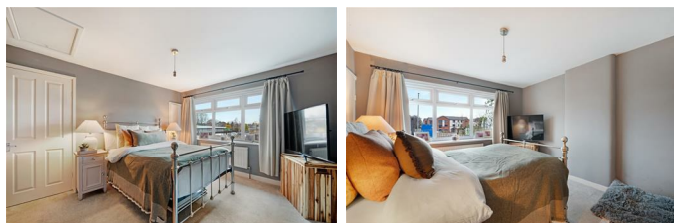
First Floor

Landing



The landing has a double glazed window allowing in light.

Bedroom 1 11'8" x 10'10" (3.58 x 3.31)



The master bedroom is a good size and has one radiator, a double glazed window and a fitted cupboard with shelving for towels and bedding.

Bedroom 2 12'7" x 10'10" (3.86 x 3.31)



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

Bedroom 3 7'8" x 7'2" (2.36 x 2.20)



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

Bathroom 7'6" x 7'5" (2.31 x 2.27)



The recently fitted bathroom comprises of a bath,

shower cubicle with two shower heads, WC, hand wash basin with cupboard below, towel radiator and double glazed window.

Outside

Front Garden

The front of the property has a large block paved driveway with space for off road parking for multiple cars.

Rear Garden



Leading out from the bi-fold doors is a paved patio area with space for seating. This leads onto an area laid to lawn with a pathway leading down to a summer house to the rear of the garden.

Garage 10'7" x 7'7" (3.23 x 2.33)

The garage can be accessed both from the front of the property and also internally from the property and is a great space for storage.

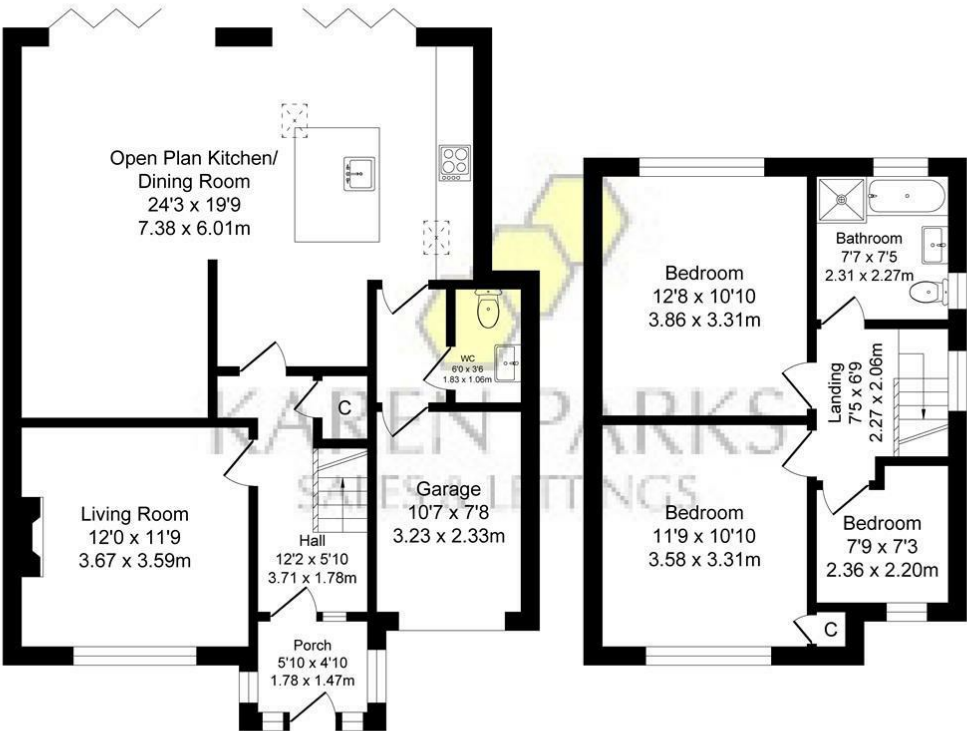
Important Information

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

Liverpool Road, Formby
Total Approx. Floor Area 1257 Sq.ft. (116.8 Sq.M.)

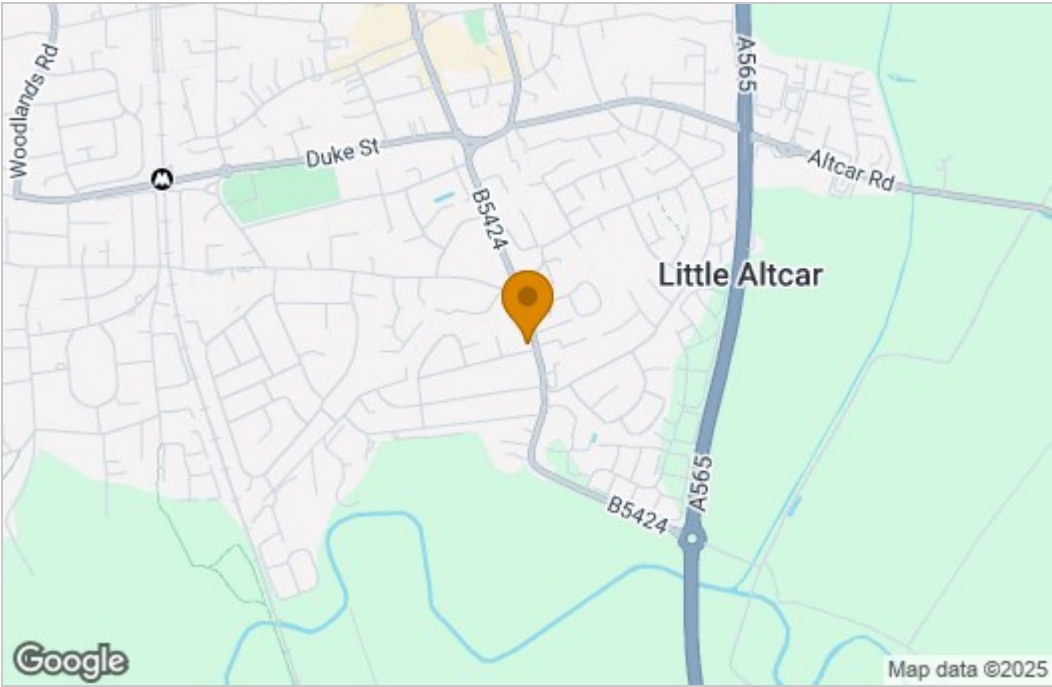
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



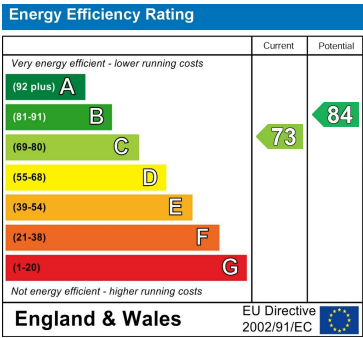
Ground Floor
Approx. Floor Area 814 Sq.Ft (75.6 Sq.M.)

First Floor
Approx. Floor Area 443 Sq.Ft (41.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.