102 Wicks Lane, Liverpool, L37 1PX

Offers Over £575,000

Karen Parks Sales and lettings are delighted to offer for sale this three bedroom detached dormer bungalow which has been beautifully extended and completely modernised throughout. This spacious property offers plenty of versatile living space and will cater to a wide audience. The bungalow briefly comprises of: hallway, a double bedroom with ensuite shower room and a further double bedroom and family bathroom. There is an open plan kitchen-diner looking out onto the garden, lounge and conservatory as well as a further room that could be used as an office or dressing room. To the first floor is a third bedroom with ensuite shower room which can either be used as a master bedroom or as a guest room for those who wish to live on one floor. There is a garage and driveway to the front of the property and gardens to the rear. The bungalow is situated in a sought after location close to the Pinewoods as well as local amenities such as shops, cafes and hairdressers and on a bus route. No detail has been over looked and this will make the perfect turnkey bungalow and therefore early viewing is advised. Offered for sale WITH NO ONWARD CHAIN.
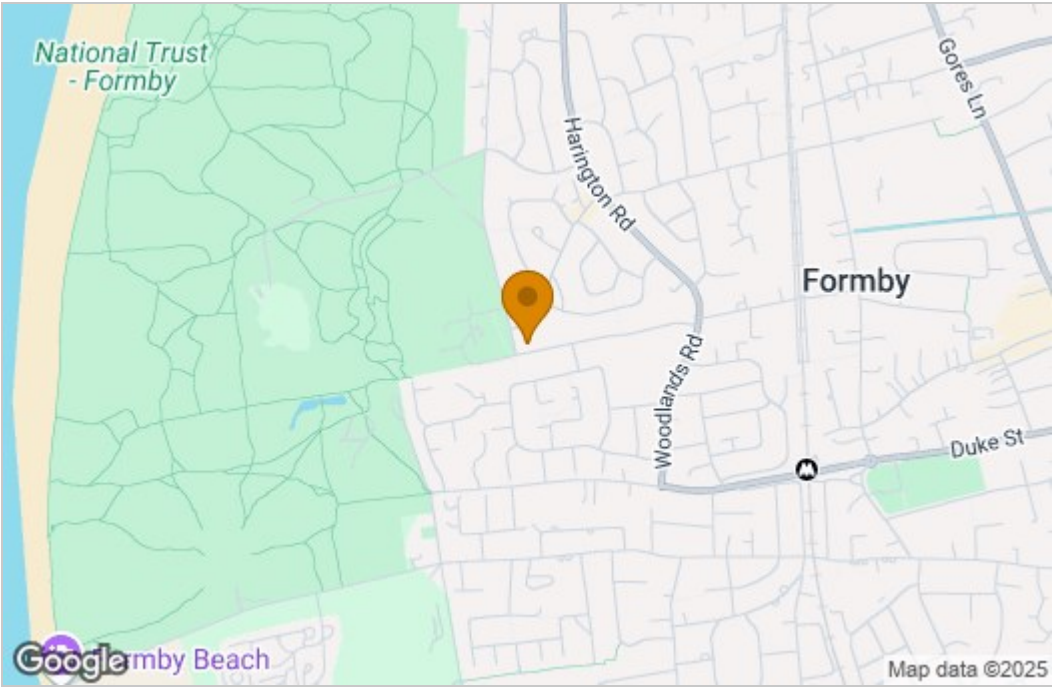
Floor Plan

Wicks Lane, Formby, L37 1PX
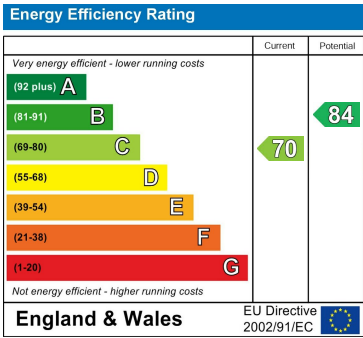### Total Approx. Floor Area 1720 Sq.ft. (159.8 Sq.M.)

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.

Conservatory

Kitchen

Dining Room

Lounge
18'1 x 10'11
5.50 x 3.32m

Bathroom
11'0 x 8'0
3.36 x 2.45m

W

Study/Office
10'10 x 8'11
3.31 x 2.71m

Hall

Bedroom
11'9 x 11'0
3.59 x 3.36m

En-suite
10'10 x 4'7
3.29 x 1.40m

Landing

En-suite

Garage

Bedroom
15'0 x 10'8
4.57 x 3.26m

W

W

Bedroom
16'2 x 8'10
4.92 x 2.70m

W

Ground Floor
Approx. Floor
Area 1466 Sq.Ft
(136.2 Sq.M.)

First Floor
Approx. Floor
Area 254 Sq.Ft
(23.6 Sq.M.)

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC