



**KAREN PARKS**  
SALES & LETTINGS

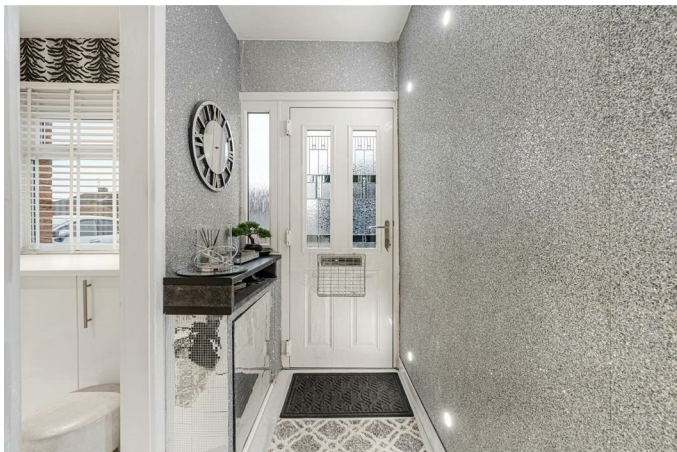


**2 Monks Close, Liverpool, L37 6DH**  
**Offers Over £323,000**

Karen Parks Sales and Lettings are delighted to bring to market this modern two bedroom spacious, detached bungalow that has been completely refurbished by the current owners. This would make the perfect turn key property and has the rare advantage of a covered heated pool in the garden. The property briefly comprises of: hallway, cloak/utility area, modern open plan kitchen-diner family room, two double bedrooms, spacious bathroom with separate bath and shower and a lounge looking out onto the garden. There is a spacious driveway to the front, and lovely gardens to the rear with a bar and a covered heated pool. The bungalow is situated in a quiet spot but still close to a bus route to make it easy to commute. It is also within walking distance of local amenities such as shops, hairdressers, local schools and cafes. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Hallway



The hallway has a cupboard containing the meters.

### Cloak Room/Utility 9'1" x 6'2" (2.77 x 1.90)



The cloak area has a double glazed window, plenty of cupboard space for storage and a door leading out to the side of the property. The side of the property has a covered utility area with space for a washing machine, dryer and there is a sink here.

### Kitchen-Family Room 16'0" x 12'0" (4.90 x 3.66)



The modern open plan kitchen-diner family space is great for entertaining and family living. The grey gloss kitchen has a range of wall and base units with soft close doors providing plenty of storage. There is an integrated fridge-freezer, electric hob, extractor, sink, dishwasher and microwave. There are two double glazed windows allowing in plenty of light and one radiator.

### Bedroom 1 12'7" x 9'1" (3.84 x 2.78)



The master bedroom is an excellent size and there is a row of fitted sliding wardrobes providing plenty of storage, one radiator and a double glazed window.

### Bedroom 2 9'8" x 9'6" (2.96 x 2.90)



The second double bedroom is currently being used as an office space. There is a radiator, double glazed window and fitted wardrobes.

### Bathroom 10'9" x 6'5" (3.29 x 1.96)



The spacious modern bathroom comprises of a free standing bath with shower head attachment, corner shower cubicle with two shower heads, WC, two double glazed windows, radiator and twin hand wash basins with storage below.

### Inner Hallway

The inner hallway leads from the kitchen to the bedrooms and there is a built in storage cupboard.

### Lounge 14'8" x 12'9" (4.48 x 3.90)



The spacious lounge to the rear of the property is a bright room with one double glazed window to the side and sliding patio doors opening out to the garden - perfect for the summer months.

### Outside

#### Front Garden

#### Rear garden



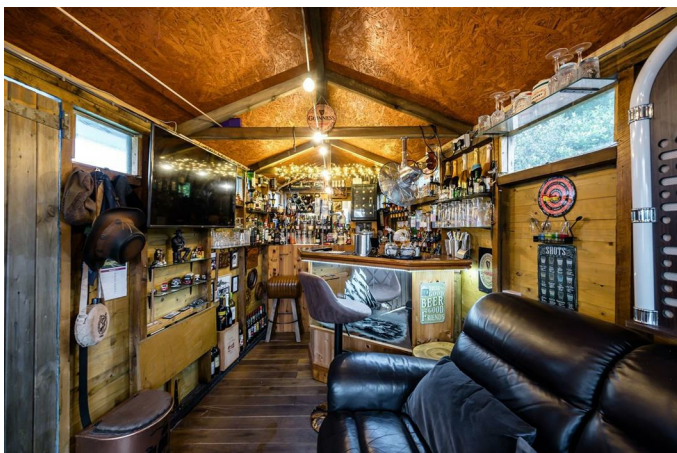
The rear garden has an area laid to lawn and boarded by beds containing mature plants, bushes and fruit trees such as cherry and pear trees. There is a patio area leading out from the sliding doors in the lounge and a further seating area down one side of the garden- which is a perfect sun trap.

## Pool



The property has a huge advantage of a covered, heated pool situated to the rear of the garden - making it useable all year round. There are sliding doors opening out into the garden which is perfect for during the summer months.

## Bar Area



There is a bar situated to the rear of the garden with power and light.

## Important Information

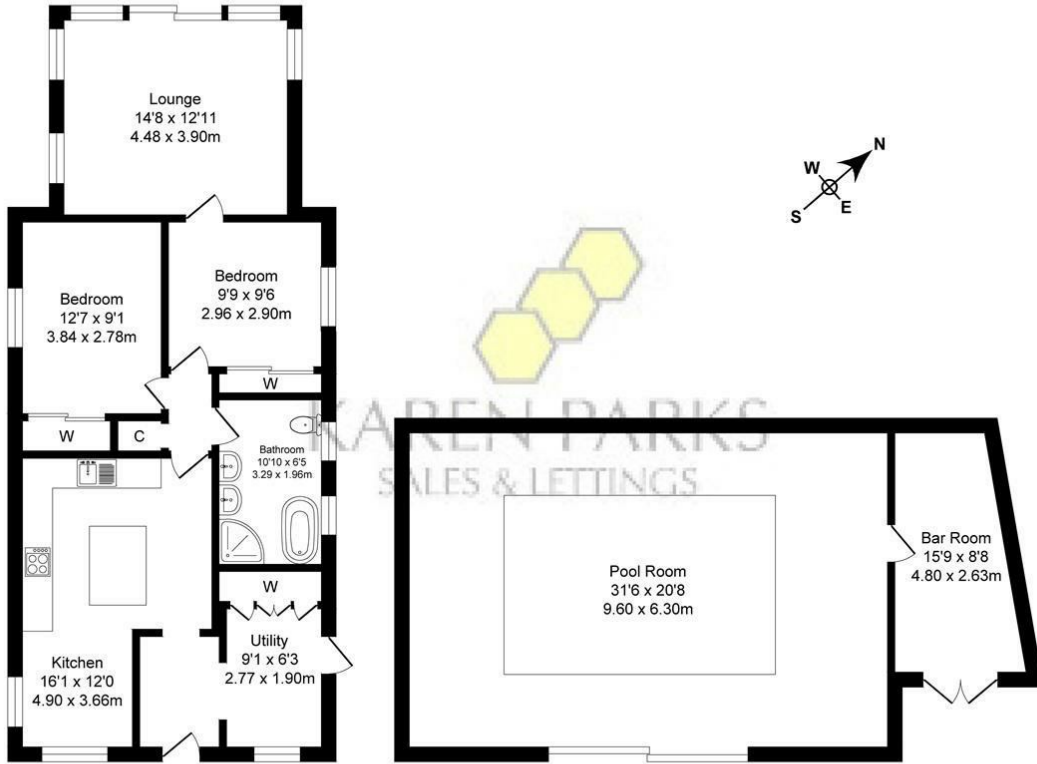
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# Floor Plan

## Monks Close

Total Approx. Floor Area 1647 Sq.ft. (153.0 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.



Approx. Floor Area 874 Sq.Ft (81.2 Sq.M.)

Outbuilding  
Approx. Floor Area 773 Sq.Ft (71.8 Sq.M.)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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