



KAREN PARKS
SALES & LETTINGS



12 Harington Green, Liverpool, L37 1XS
£510,000

Karen Parks Sales and Lettings are pleased to offer for sale this modern three/four bedroom detached bungalow with a beautiful extended kitchen-diner family room. This spacious property has a versatile layout meaning it would be suitable for both couples and families. The bungalow briefly comprises of: porch, hallway, lounge, open plan kitchen-diner family room, three double bedrooms, bathroom and an additional room that could either be bedroom 4 or a reception room. There is garage and parking to the side of the property and a lovely private garden to the rear. The property is situated in an excellent position just a short walk to the Pinewoods and nature reserve. It is also within close proximity to shops, cafes, a pub, hairdressers and local schools.

ACCOMMODATION

Porch 7'6" x 5'4" (2.30 x 1.65)

Porch leading into hallway with one radiator.

Hallway

The spacious hallway has one radiator, a loft hatch and built in storage cupboard.

Lounge 17'3" x 11'10" (5.28 x 3.61)



The lounge is an excellent size and has double patio doors leading out into the garden as well as two smaller double glazed windows to the side of the room allowing more light to flow in. There is a feature gas fireplace as a focal point to the room and two radiators.

Kitchen-Diner Family Room 31'0" x 13'3" (9.46 x 4.04)



The open plan kitchen-diner family room is an excellent space for family living and entertaining. This is a lovely bright room with an abundance of light flowing in from two double glazed windows, patio doors leading out to the garden a large lantern roof in the kitchen area as a feature. The modern kitchen has a range of wall and base units providing storage. There is a sink, integrated oven, grill, hob, extractor and dishwasher. There is space for a washing machine and fridge freezer. There are also an additional two large full length cupboards for shoes and coats etc. There is one radiator and space for a bar stools at the breakfast bar.

Bedroom 1 13'1" x 11'10" (4.01 x 3.61)



The master bedroom has a range of fitted wardrobes offering plenty of storage, one radiator and a double glazed window with shutters fitted.

Bedroom 2 12'0" x 11'8" (3.66 x 3.58)



This double bedroom has one double glazed window looking out to the front of the property and one radiator.

Bedroom 3 17'6" x 7'3" (5.35 x 2.22)



The third double bedroom has one double glazed window looking out to a court yard area and one radiator.

Bathroom 8'6" x 7'6" (2.60 x 2.30)



The spacious family bathroom comprises of a bath with shower head attachment, shower cubicle with two shower heads, WC, hand wash basin with drawers below, two double glazed windows and a towel radiator.

Bedroom 4/Reception Room 16'1" x 8'0" (4.91 x 2.44)



This room can either be used as a fourth bedroom or additional reception room. There is one radiator, a velux window and double patio doors leading out to a courtyard area.

Outside

Front Garden

The front of the property has a pathway leading from the drive to the front door. There is an area laid to lawn either side of the pathway and some mature bushes.

Rear Garden



The rear garden has a paved patio leading out from the double doors, this continues to a stoned and patio area down one side of the garden with space for seating and a BBQ for the summer months. There is an area laid to lawn which is boarded by beds containing bushes and trees.

Garage and Parking 16'1" x 8'6" (4.91 x 2.60)



There is a block paved driveway in front of the garage with off road parking with space for three cars.

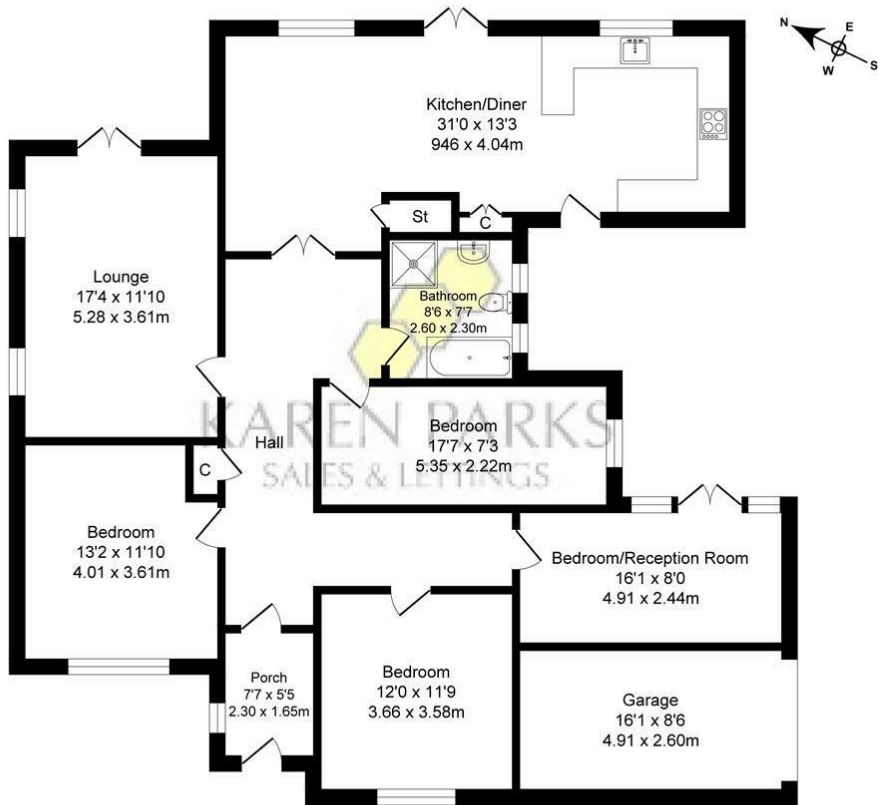
Important Information

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

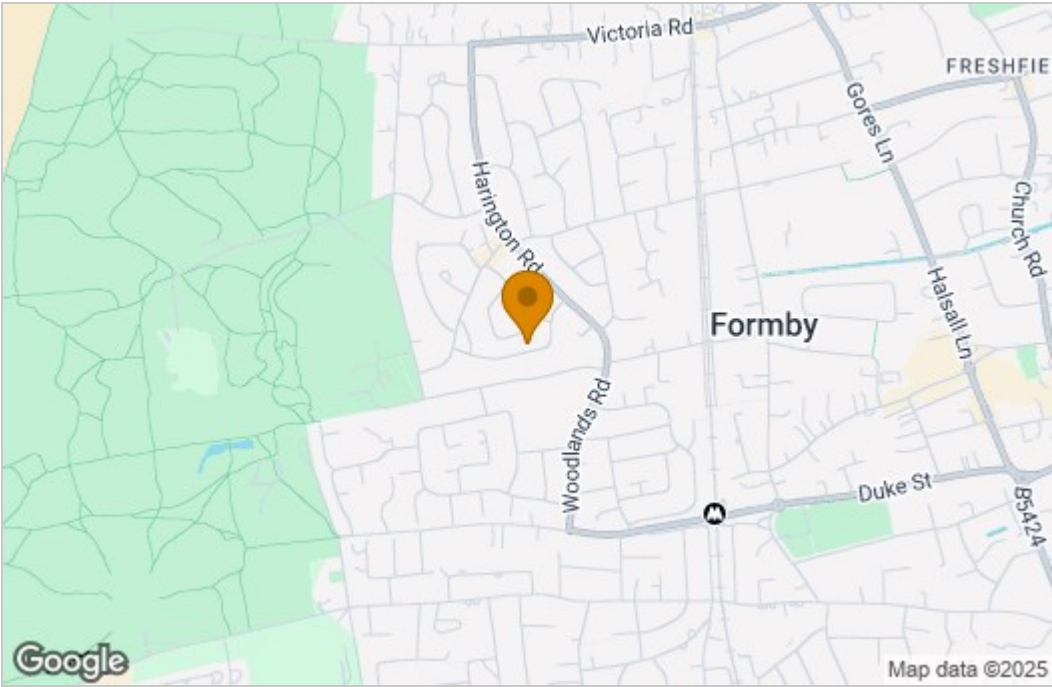
Harington green
Total Approx. Floor Area 1661 Sq.ft. (154.3 Sq.M.)

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.

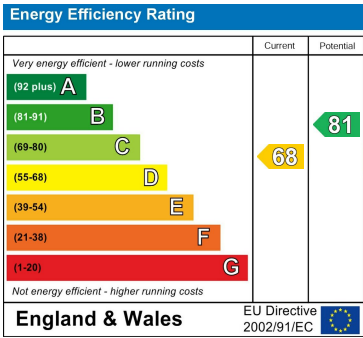


Approx. Floor
Area 1661 Sq.Ft
(154.3 Sq.M.)

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.