



KAREN PARKS
SALES & LETTINGS



51 New Road, Formby, Liverpool, L37 7EE
Offers Over £235,000

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom property situated on an excellent corner plot. The house briefly comprises of: hallway, lounge, kitchen-diner, two bedrooms with fitted wardrobes in both and a family bathroom. There are great sized L shaped side and rear gardens to the property which is a brilliant space for families or BBQ's with both lawn and patio area. The front of the house has a pathway leading up to the front door and lawn either side of the house. The current owner has replaced all gutters and fascias to the property. The property is situated in a quiet spot but still within easy reach of amenities such as shops, pub, hairdresser, cafe and Primary schools. It is also within close proximity of the Formby bypass making it easy for those commuting to Southport or Liverpool for work. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator.

Lounge 13'1" x 13'1" (4.0 x 4.0)



The modern lounge has a double glazed window to the front of the room complete with shutters, one radiator and a feature electric fireplace as focal point for the room.

Kitchen-Diner 16'4" x 8'6" (5.0 x 2.60)



The kitchen-diner has a range of wall and base units providing plenty of storage for the kitchen, as well as a larger under stairs storage cupboard. There is a sink with double glazed window above and also a door leading out to the garden. There is an integrated oven, grill, hob and extractor, fridge-freezer and dishwasher. There is space for a washing machine, there is one radiator and the boiler is located in here.

First Floor

Landing



There is a loft hatch on the landing.

Bedroom 1 16'4" x 13'1" (5.0 x 4.0)



The master bedroom is an excellent size and has fitted wardrobes providing plenty of storage for the room, as well as a built in dressing table with drawers. There are two double glazed windows allowing in plenty of light with shutters fitted and one radiator.

Bedroom 2 9'2" x 8'6" (2.80 x 2.60)



The second bedroom has a double glazed window looking out over the garden with shutters fitted, one radiator and fitted drawers and a wardrobe for storage.

Bathroom 6'6" x 5'6" (2.0 x 1.70)



The bathroom comprises of a bath with over head shower with two shower heads, WC, hand wash basin with cupboard below, and a double glazed window with shutters.

Outside

Front Garden

The front of the property has a paved pathway leading up to the property and either side of this is laid to lawn with space to park a car.

Rear Garden



The property has an excellent sized rear and side garden which is perfect for BBQ's in the summer months and for families. There is a large paved patio area perfect for alfresco dining situated in a sun trap. There is also a large area laid to lawn and boarded by beds containing mature bushes and shrubs.

Important Information

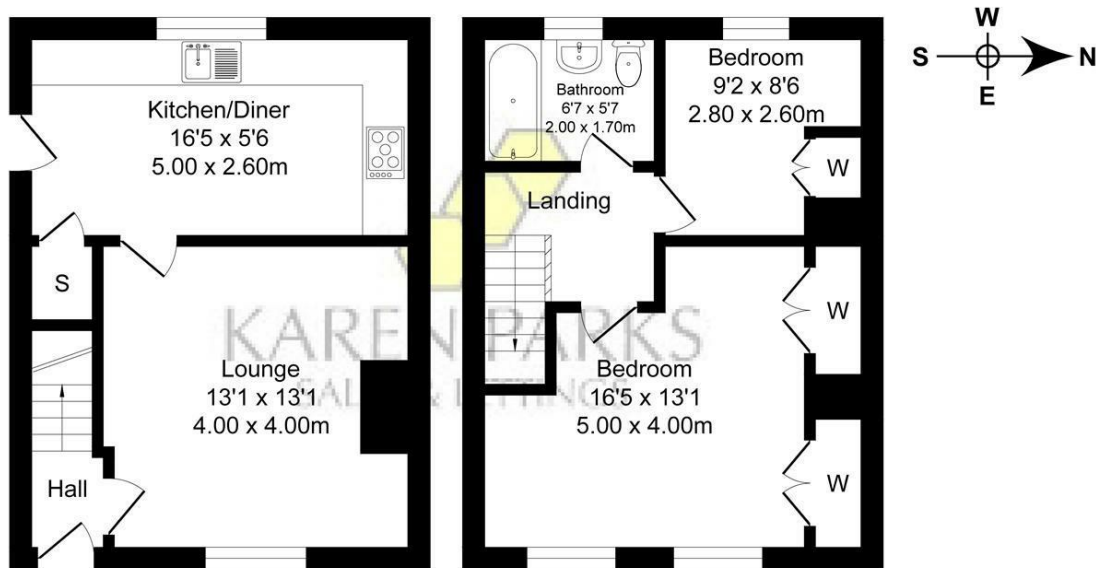
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

New Road

Total Approx. Floor Area 726 Sq.ft. (67.4 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.



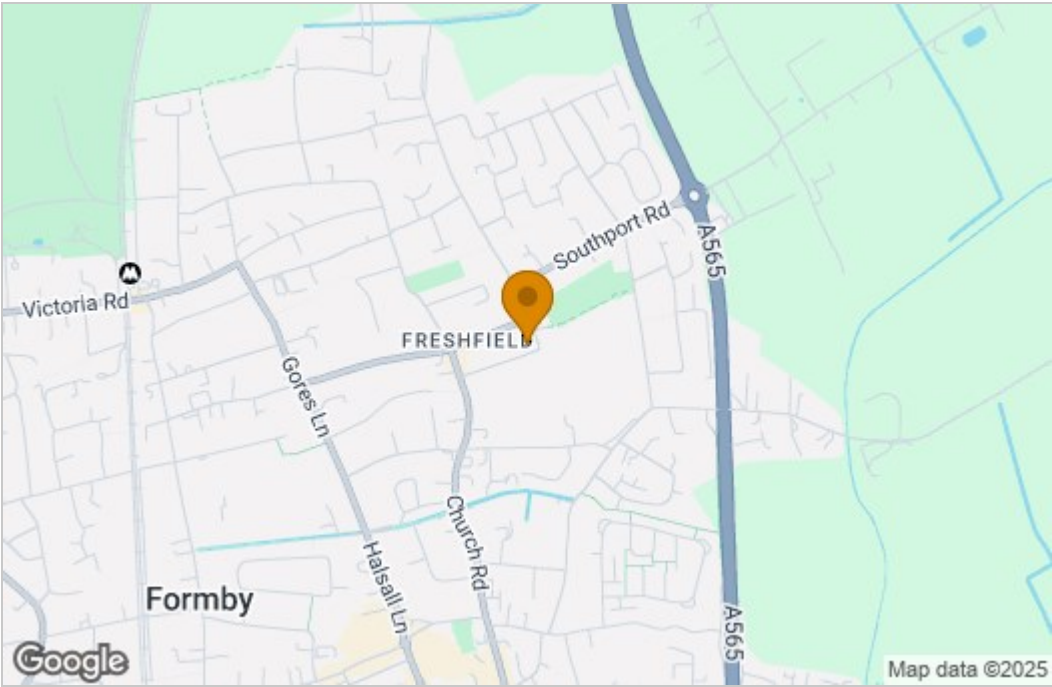
Ground Floor

Approx. Floor Area 363 Sq.Ft (33.7 Sq.M.)

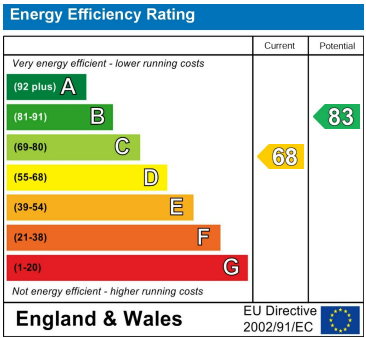
First Floor

Approx. Floor Area 363 Sq.Ft (33.7 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.