



KAREN PARKS
SALES & LETTINGS



61 Church Road, Liverpool, L37 3NA
Offers Over £390,000

Karen Parks Sales and Lettings are pleased to offer for sale this deceptively spacious detached bungalow offering a versatile layout to suit many buyers. The property briefly comprises of - hallway, two double bedrooms, living room, dining room, kitchen and an additional reception room/third bedroom. Leading up from the dining room is an excellent attic storage space. There is a large driveway to the front of the property, a double garage, sun room and beautifully kept extensive, sunny rear garden. The bungalow is situated just a short stroll to Formby village with all it's amenities such as shops, cafes, restaurants and hairdressers. It is also situated on a bus route for an easy commute. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Ground Floor

Enclosed Porch

Porch area leading into the hallway.

Hallway



The spacious hallway has lovely character features such as beautiful stain glass within the front door and picture rails. There is one radiator.

Living Room 12'5" x 11'1" (3.80 x 3.40)



The living room has a double glazed box bay window to the front of the room and a smaller one to the side, one radiator and a feature fireplace as a focal point to the room.

Dining Room 12'5" x 11'9" (3.80 x 3.60)



The dining room has a fitted storage cupboard, double glazed window, one radiator and stairs up to the loft space.

Kitchen 11'9" x 10'5" (3.60 x 3.20)



The modern fitted kitchen has a range of wall and base units providing storage for the kitchen and the boiler is also housed here. There is an integrated

fridge-freezer, oven, hob, extractor and sink. There is a breakfast bar, one radiator and sliding patio door leading out into the garden.

Bedroom 1 13'0" x 12'0" (3.97 x 3.66)



The master bedroom has plenty of fitted sliding wardrobes and drawers providing storage for the room, two dual aspect double glazed windows allowing in plenty of light and one radiator.

Bedroom 2 13'0" x 11'9" (3.97 x 3.60)



The second double bedroom has two fitted storage cupboards, one radiator and a double glazed window.

Bedroom 3/ Reception Room 13'0" x 11'9" (3.97 x 3.60)



This room could either be used as a third bedroom or alternatively as an additional reception room. There is a sliding patio door leading out into the garden and two radiators.

Bathroom



The bathroom comprises of a bath, corner shower cubicle, hand wash basin, WC, double glazed window and a towel radiator.

Attic Space



Leading up from the dining room is an excellent attic space perfect for storage.

Outside

Front Garden



The front of the property has a large block paved driveway which leads up to the garage providing off road parking for a number of cars. There is an area laid to lawn and a hedge giving privacy to the front of the property.

Rear Garden



The extensive rear gardens have been beautifully landscaped and maintained and it is a beautiful space for a morning coffee or some alfresco dining. Leading out from the kitchen is a patio area with space for seating with steps leading down to a large area laid to lawn. Surrounding the lawn are beds containing mature bushes and trees.

Garage 31'9" x 11'5" (9.70 x 3.50)



To the rear of the property is a detached double garage with up and over garage door and also access to the side.

Sun Room and Storage



To the side of the patio is a sun room and two storage spaces for garden chairs and equipment.

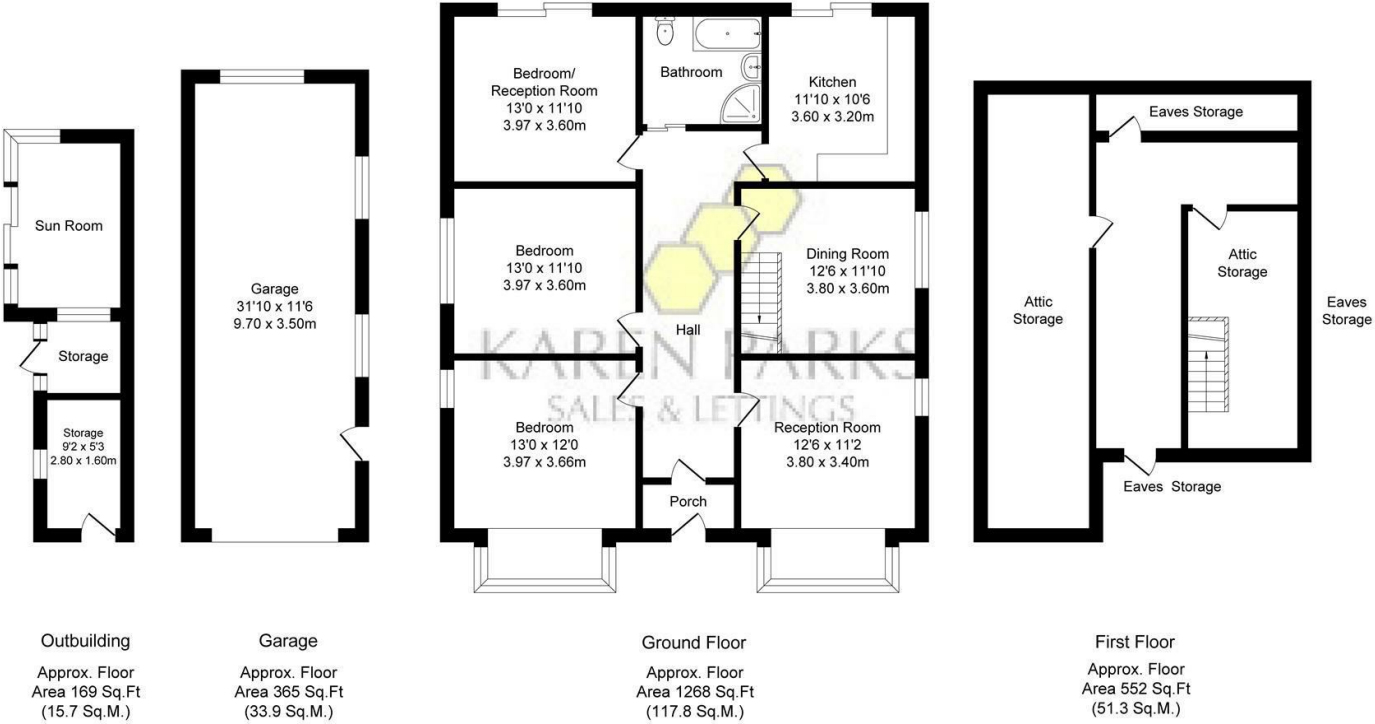
Important Information

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.

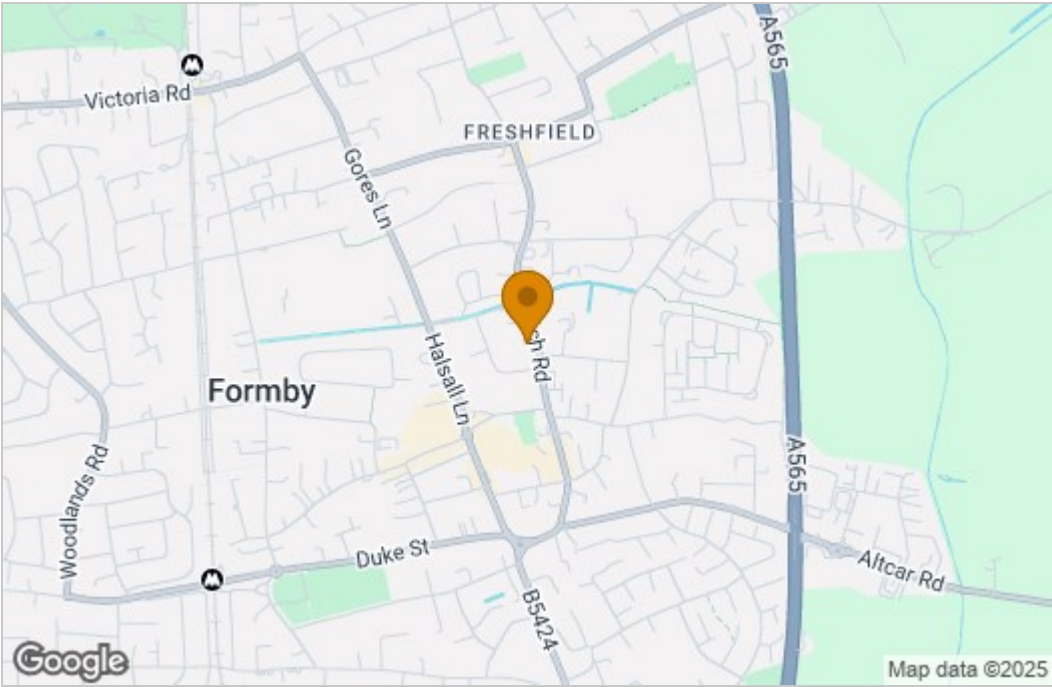
Floor Plan

Church Road, Formby
Total Approx. Floor Area 2354 Sq.ft. (218.7 Sq.M.)

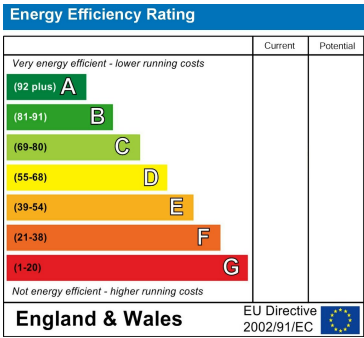
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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