

KAREN PARKS
SALES & LETTINGS



49 Altcar Lane, Liverpool, L37 6AU

£527,750

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom detached new build property on the popular Pavilion Row built by the well regarded Morris Homes, which would make the perfect turn-key family home. This spacious detached house briefly comprises of: hallway, good sized lounge, open plan kitchen-diner family room with central island and bi-fold doors, utility room and WC. To the first floor are four double bedrooms with an ensuite shower room and fitted wardrobes to the master bedroom and a family bathroom. The property has been finished to a high standard with Amtico flooring, white wooden blinds throughout, Neff appliances, granite work tops and a car charging point. The house is situated in a popular area close to Formby beach and Nature reserve, local shops, well regarded schools and within easy reach of the Formby bypass for those commuting to Southport or Liverpool. The property also comes with a 10 year NHBC warranty.

ACCOMMODATION

Ground Floor

Hallway



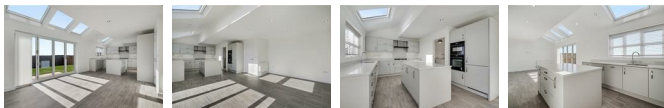
The hallway has one radiator, under stair storage cupboard, Amtico flooring and alarm panel.

Lounge 17'1" x 10'10" (5.23 x 3.32)



The front lounge is an excellent size and has a double glazed box bay window and two radiators.

Kitchen-Diner Family room 28'9" x 16'2" (8.77 x 4.95)



The open plan kitchen-diner family room is a perfect space for entertaining and family living, complete with amtico flooring. It is an extremely bright room with an abundance of light flowing in through the bi-fold doors, three skylight windows and double glazed window above the sink. The kitchen has been finished to a high standard with granite work tops, large central island with cupboards either side and wall and base units. There are Neff integrated appliances such as fridge-freezer, oven, grill, five burner gas hob, extractor and dishwasher. There is a radiator and door into utility room.

Utility Room 8'6" x 5'2" (2.60 x 1.60)



The utility room has a built in storage cupboard, sink, door to side and space for a washing machine and dryer.

WC



WC with hand wash basin, Amtico flooring and radiator.

First Floor

Landing



The landing has a double glazed window, radiator and loft hatch.

Bedroom 1 13'6" x 11'0" (4.12 x 3.36)



The master bedroom is a good size and has Hammond fitted wardrobes providing storage for the room, one radiator and a feature arched double glazed window, door to ensuite.

Ensuite 10'11" x 4'7" (3.34 x 1.40)



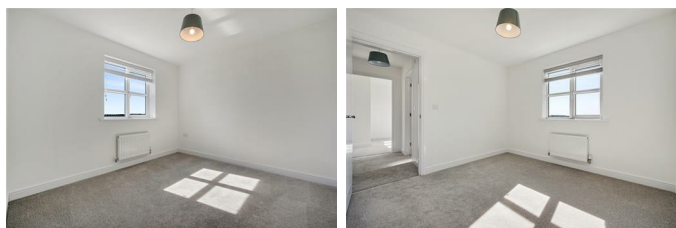
The ensuite comprises of a shower cubicle, hand wash basin, WC, heated towel rail, double glazed window and Amtico flooring.

Bedroom 2 12'6" x 10'0" (3.82 x 3.07)



The large second double bedroom has one radiator and a double glazed window.

Bedroom 3 10'0" x 9'9" (3.07 x 2.98)



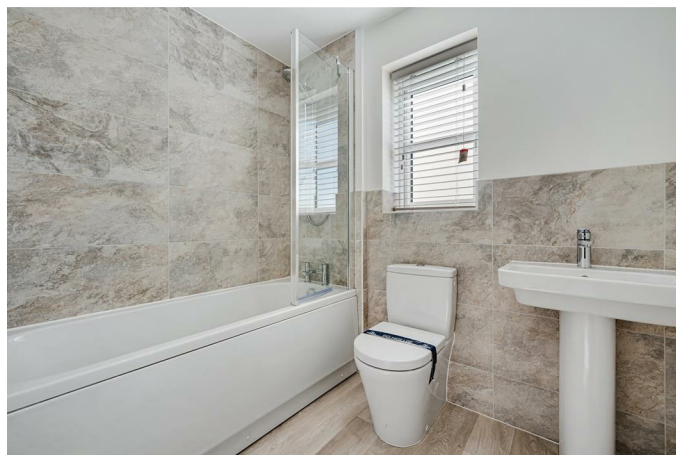
This double bedroom has a double glazed window and one radiator.

Bedroom 4 11'1" x 10'4" (3.38 x 3.15)



The fourth bedroom has a double glazed window with beautiful views out onto open fields and one radiator.

Bathroom 7'8" x 6'1" (2.35 x 1.87)



The bathroom comprises of a bath with a thermostatic over head shower, hand wash basin, WC, heated towel rail, double glazed window and Amtico flooring.

Outside

Front Garden

The front of the property has a driveway providing off road parking for two cars leading up to the garage. There is also an area laid to lawn in front of the lounge window finished with a low level wall giving curb appeal to the house. There is an electrical car charging point fitted.

Rear Garden



The rear south facing garden is a real sun trap and leading out from the bi-fold doors is a patio area perfect for alfresco dining which follows onto an area laid to lawn and is fully fenced.

Garage 19'4" x 9'6" (5.90 x 2.90)

There is a garage with up and over garage door, power and lighting.

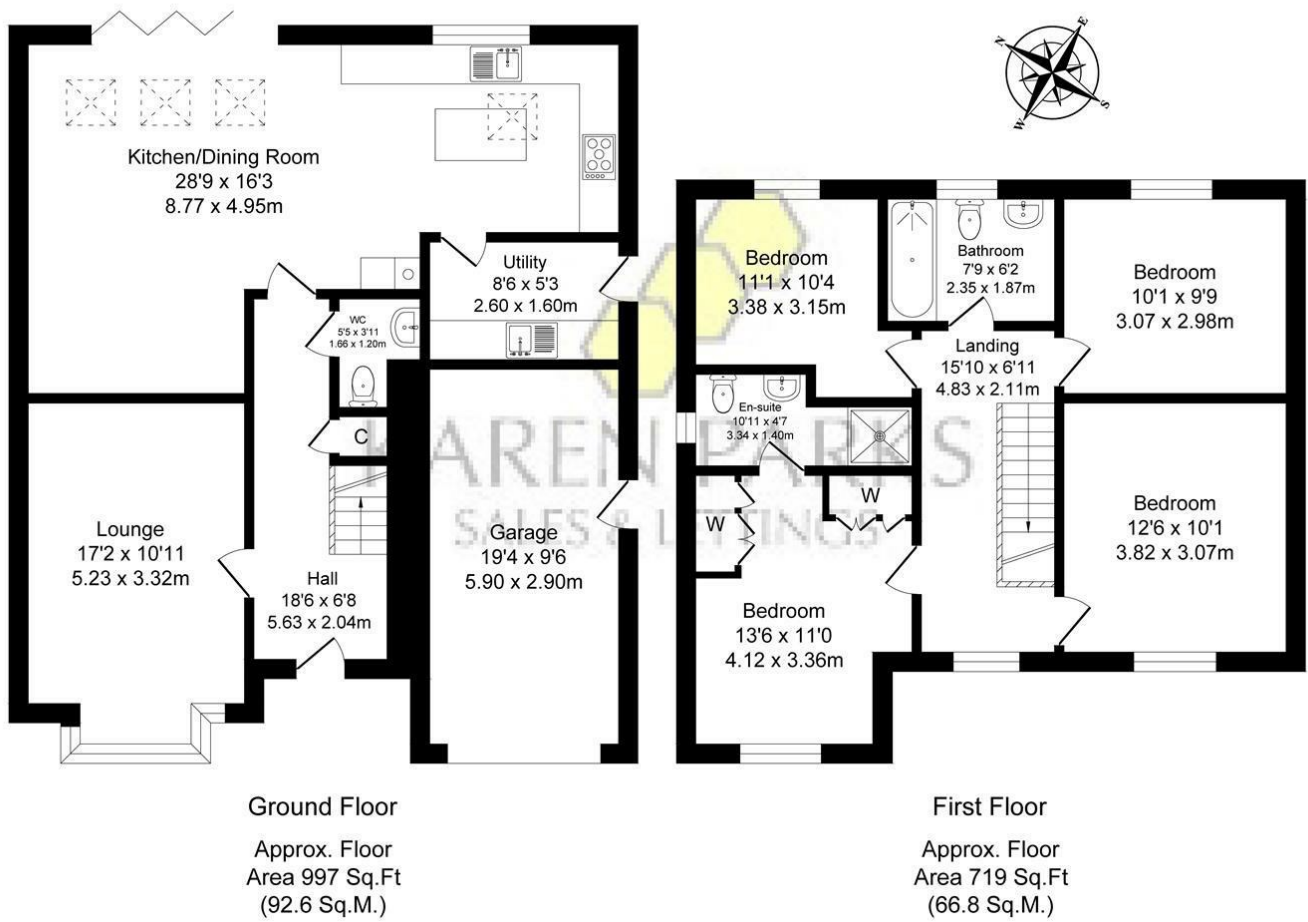
Important Information

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.

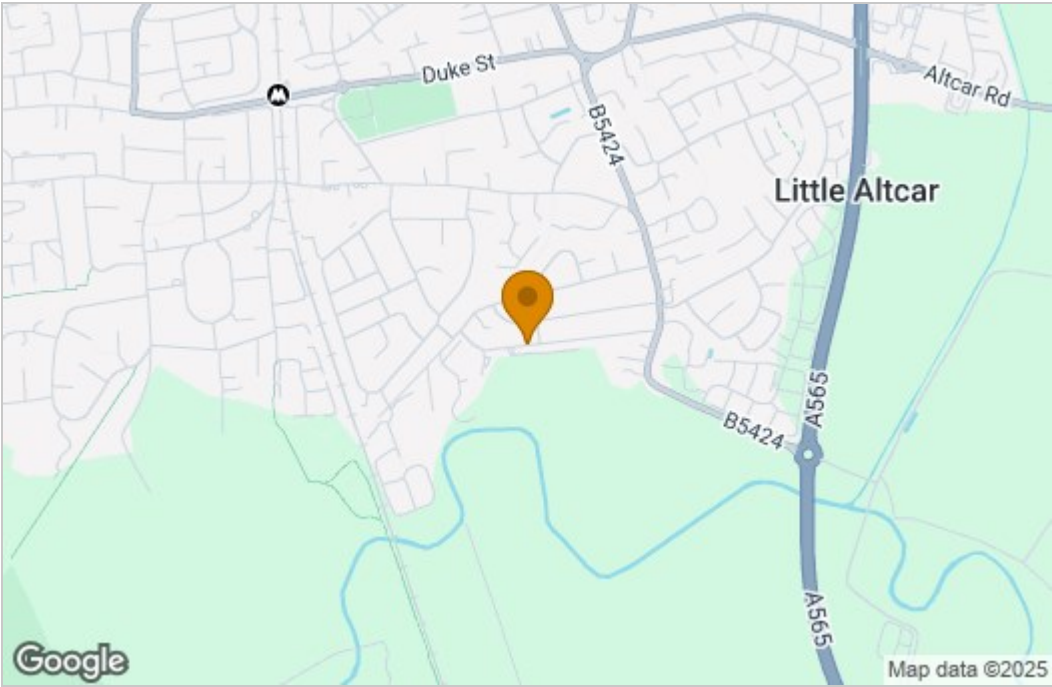
Floor Plan

Total Approx. Floor Area 1716 Sq.ft. (159.4 Sq.M.)

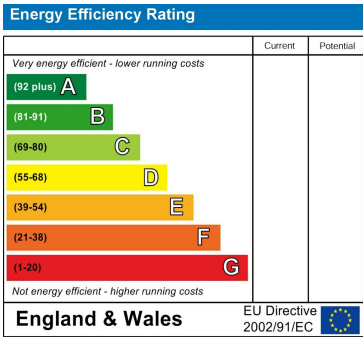
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.