

KAREN PARKS
SALES & LETTINGS



8 Moss Side, Liverpool, L37 3JZ
Offers Over £385,000

Karen Parks Sales and Lettings are delighted to bring to market this recently renovated, three bedroom detached bungalow situated on an excellent plot. This is a perfect turn key property for anyone looking to move straight - but has the advantage of planning permission for those who wish to develop/extend further. There are plans in place to erect dormers to the front and rear to create a spacious four bedroom, four bathroom property or alternatively plans in place to keep the property as a true bungalow and extend out to the rear to create additional living space. The current bungalow briefly comprises of: enclosed porch, hallway, three bedrooms, lounge, kitchen, bathroom and utility space. The property has excellent curb appeal and is set well back from the road and great sized private rear gardens.

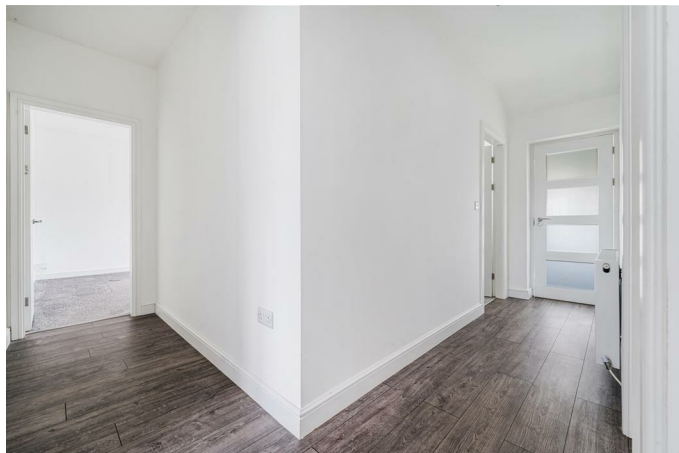
Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Enclosed Porch

There is a porch area with two double glazed windows leading into the hallway.

Hallway



The hallway has one radiator.

Lounge-Diner 14'7" x 10'11" (4.47 x 3.35)



The open plan lounge-diner is a good size and has one double glazed window looking out over the front of the property, one radiator and a cupboard containing the electric meter/board.

Kitchen 12'0" x 7'8" (3.66 x 2.36)



The modern fitted grey kitchen has a range of wall and base units for storage, a sink with double glazed window above, integrated oven, hob and extractor, fridge-freezer and dishwasher. The boiler is housed in here, and access into a large pantry with shelving and door to utility area.

Utility Area 6'10" x 3'6" (2.09 x 1.09)

The utility area has space for a washing machine and door leading out to the garden.

Bedroom 1 11'2" x 11'0" (3.41 x 3.36)



The master bedroom has a double glazed window looking out onto the garden and one radiator.

Bedroom 2 11'3" x 11'0" (3.45 x 3.36)



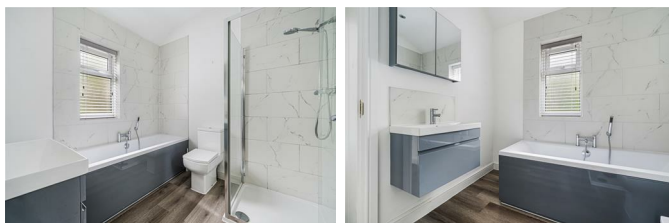
The second double bedroom has one radiator and a double glazed window.

Bedroom 3



The third bedroom has a double glazed window looking out over the front of the property and one radiator.

Bathroom 7'8" x 7'5" (2.36 x 2.28)



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

Outside

Front Garden

The front of the property has a large paved driveway with off road parking for a number of cars leading up to wooden gates. The property is well set back from the road and has a large area laid to lawn.

Rear Garden



The rear garden is an excellent size and has a paved patio area leading out from the back of the house which continues onto an extensive area laid to lawn. The garden is boarded by beds containing trees and bushes providing plenty of privacy to the garden.

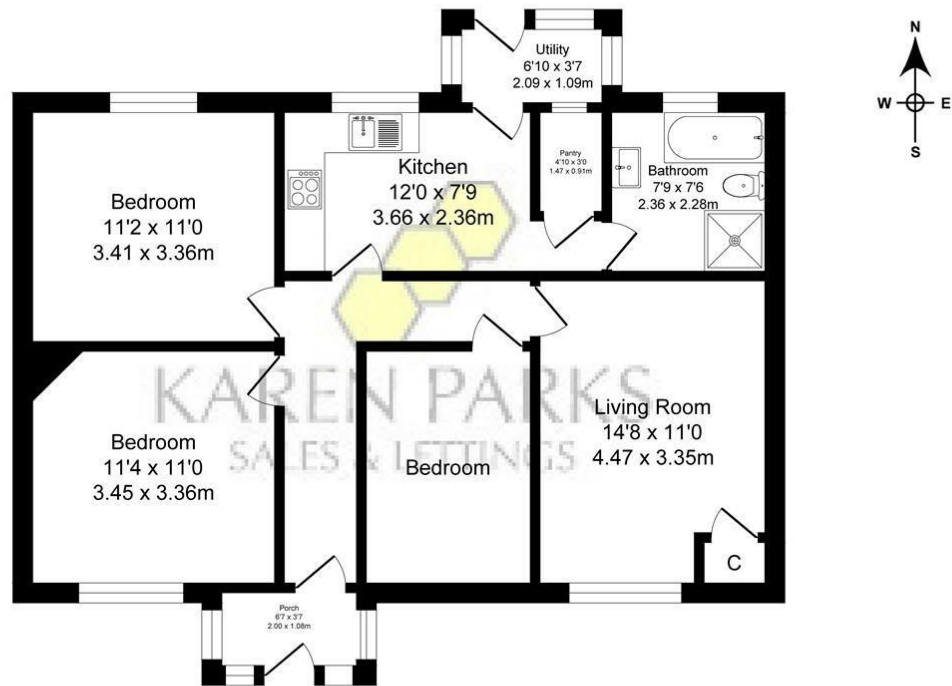
Important Information

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

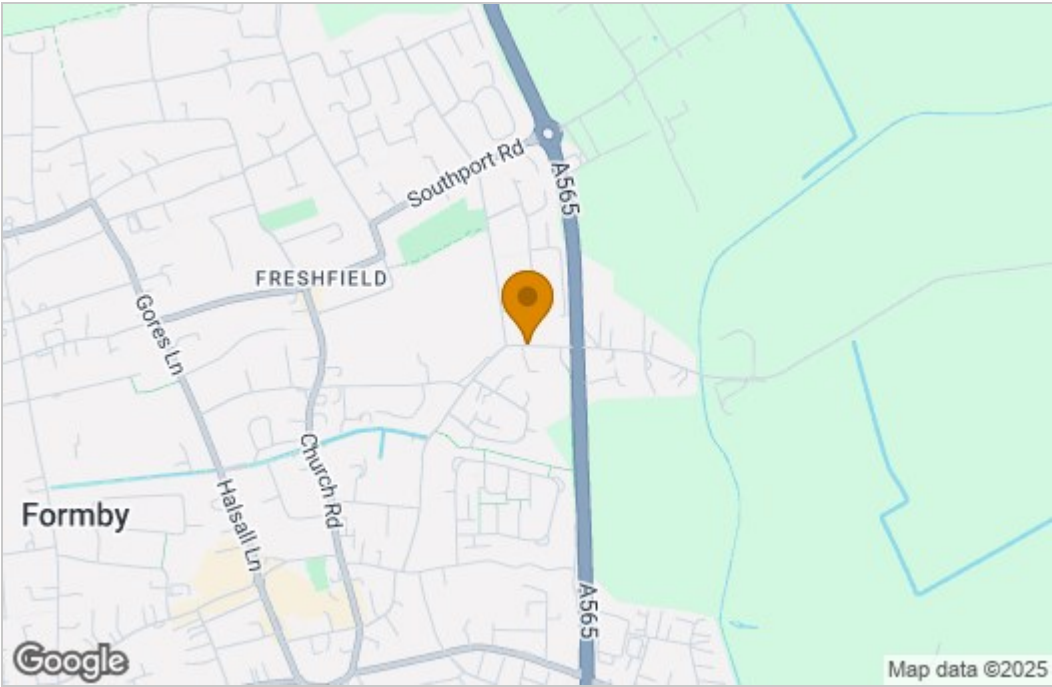
Moss Side, Formby
Total Approx. Floor Area 877 Sq.ft. (81.5 Sq.M.)

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.

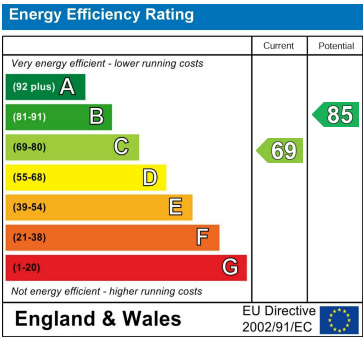


Bungalow
Approx. Floor
Area 877 Sq.Ft
(81.5 Sq.M.)

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.