



KAREN PARKS
SALES & LETTINGS



14 Monks Drive, Liverpool, L37 6DL
Offers Over £210,000

Karen Parks Sales and Lettings are pleased to offer for sale the opportunity to purchase this three bedroom semi detached dormer bungalow, which offers excellent space but is in need of modernisation and refurbishment. It is the perfect opportunity for a couple or family to put their own stamp on a property. The property briefly comprises of hallway, kitchen-diner, large lounge, sitting room, downstairs bedroom and shower room. To the first floor are two double bedrooms. There is a driveway to the front of the property leading down to the garage and gardens to the rear. The bungalow is situated in a quiet location but close to a bus route for those who don't drive. It is also within easy reach of amenities such as shops and hairdressers. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Ground Floor

Hallway

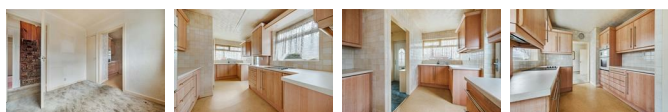
The hallway has one radiator and a meter cupboard.

Lounge 18'7" x 12'9" (5.68 x 3.89)



The lounge is a good size and has a large double glazed window to the front of the room allowing in plenty of light, two radiators and a feature fireplace.

Kitchen into Dining Area 15'3" x 8'7" into 8'9" x 7'9" (4.66 x 2.64 into 2.69 x 2.38)



The kitchen opens up through to the dining room and has a range of wall and base units for storage. There is a sink with double glazed window above and door leading out to the side of the property from the kitchen. There is an integrated oven, grill, hob, washing machine, dishwasher and fridge. Opening up from the kitchen is the dining area where there is one radiator, a double glazed window and built in storage cupboard.

Sitting Room 11'10" x 10'11" (3.63 x 3.35)



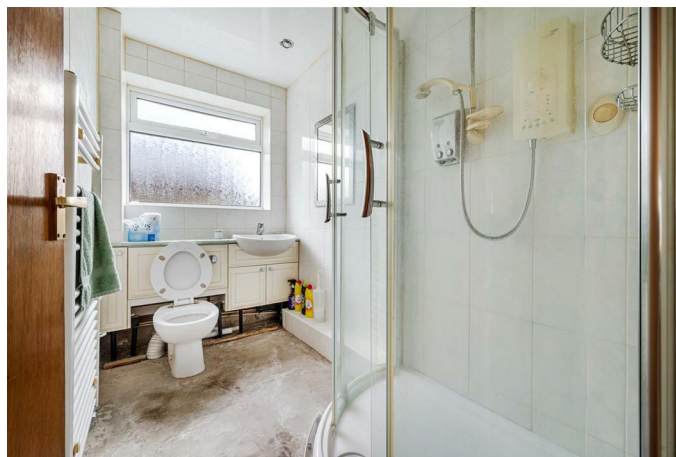
The rear sitting room is a lovely sunny space to enjoy views of the garden with double patio doors leading out and one radiator.

Bedroom 1 14'4" x 9'8" (4.39 x 2.96)



The downstairs double bedroom has a large row of fitted mirrored sliding wardrobes with both rails and drawers providing plenty of storage, one radiator and a double glazed window.

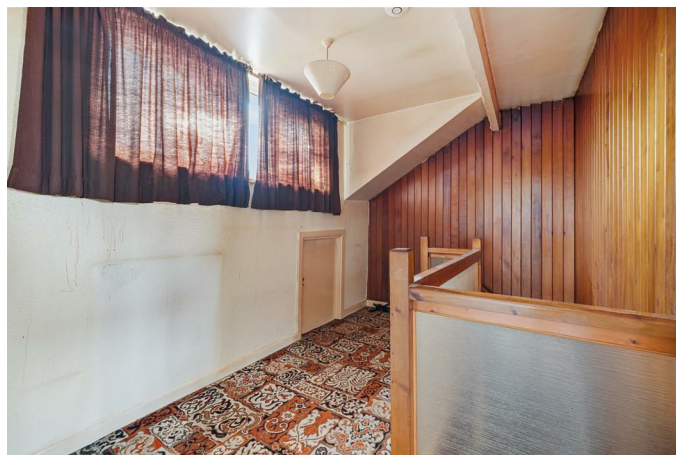
Shower Room 8'9" x 4'7" (2.67 x 1.42)



The shower room comprises of a corner shower cubicle with electric shower, WC, hand wash basin with cupboard below, towel radiator and double glazed window.

First Floor

Landing



The landing has one window and eaves storage

Bedroom 2 17'9" x 10'3" (5.43 x 3.13)



The second double bedroom is an excellent size and has two double glazed windows either side of the room and two radiators.

Bedroom 3 11'6" x 10'5" (3.51 x 3.19)



This bedroom has built in wardrobes and drawers for

storage, one radiator, a double glazed window and eaves storage cupboard.

Outside

Front Garden



The front of the property has an area laid to lawn with some bushes and shrubs. There is a driveway with off road parking for two cars leading down to the detached garage.

Rear Garden



Leading out from the double doors in the sitting room is a paved patio area with space for seating perfect for alfresco dining. This leads onto an area laid to lawn with a couple of bushes to the rear of the garden - making it low maintenance.

Garage 18'1" x 9'1" (5.52 x 2.78)

Detached garage to the rear of the property with up and over garage door and window to the side.

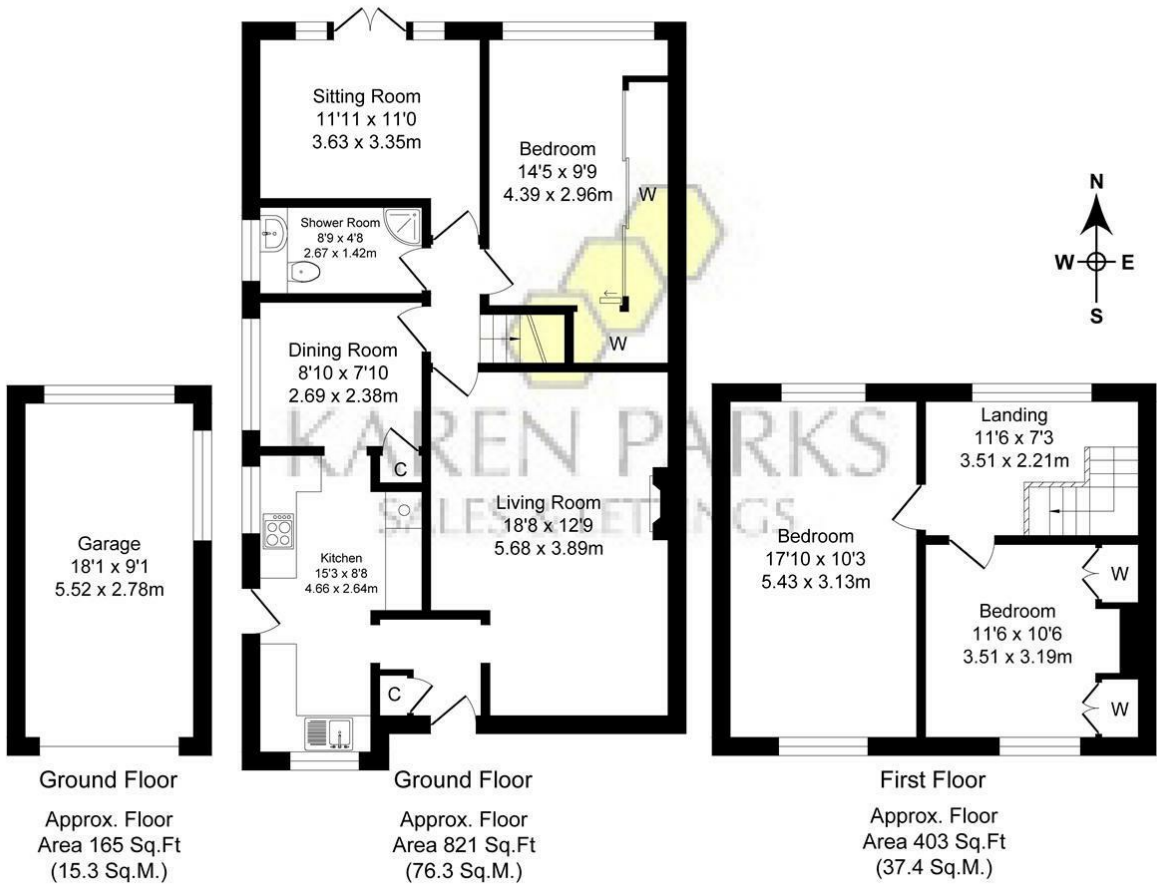
Important Information

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.

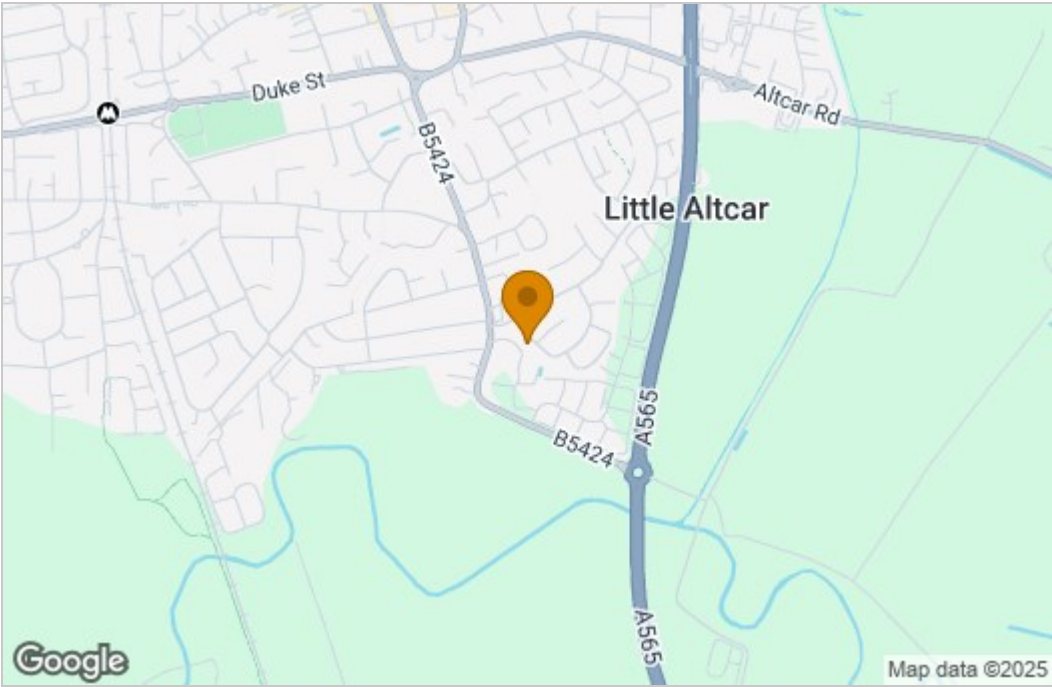
Floor Plan

Monks Drive, Formby
Total Approx. Floor Area 1389 Sq.ft. (129.0 Sq.M.)

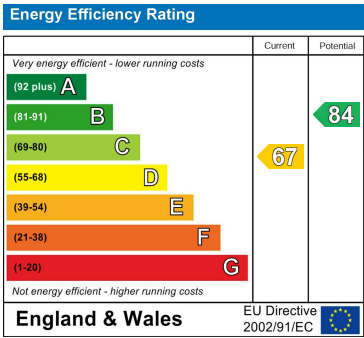
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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