



KAREN PARKS
SALES & LETTINGS



Manor Lodge Old Town Lane, Liverpool, L37 3HP
Offers Over £135,000

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom first floor apartment which has been beautifully refurbished by the current owner with a lovely modern kitchen and shower room. The apartment is part of an over 60's complex of 12 apartments offered on a 75% ownership. Accessed through your own private front entrance there are stairs up to the first floor to a hallway and the apartment briefly comprises of: two double bedrooms, shower room, modern kitchen-diner and a lounge. There are beautifully maintained communal gardens and communal parking to the rear of the building. The apartment is situated within close proximity of Formby village with all its amenities such as shops, cafes, restaurants and hairdressers. It is also within walking distance of Freshfield station and close to a bus stop. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Entrance Hall and Staircase

The apartment is accessed through your own front door with stairs up to the first floor. There is a radiator and double glazed window next to the front door and in the main hallway is a loft hatch and built in storage cupboard.

Lounge 13'5" x 11'9" (4.10 x 3.60)



The lounge has a double glazed window allowing in plenty of light, one radiator and a feature electric fireplace as a focal point to the room.

Kitchen-Diner 11'5" x 8'0" (3.50 x 2.45)



The modern kitchen-diner has a grey gloss kitchen with wall and base units providing storage. There is a stainless steel sink with double glazed window above and upright grey wall mounted radiator. There is an integrated oven, gas hob and extractor and the boiler is located in here. There is space for a fridge-freezer, washing machine and dryer.

Bedroom 1 11'9" x 8'2" (3.60 x 2.50)



The master bedroom has a row of fitted sliding wardrobes providing storage for the room. There is one radiator and a double glazed window looking out over the rear gardens.

Bedroom 2 10'0" x 6'2" (3.06 x 1.90)



The second double bedroom has a built in storage cupboard, one radiator and a double glazed window.

Shower Room 6'2" x 5'10" (1.90 x 1.80)



The modern shower room has a walk in shower with electric shower, WC, wall mounted hand wash basin, towel radiator and double glazed window.

Outside

Communal Gardens and Parking



Surrounding the apartments are beautifully maintained communal gardens with areas laid to lawn surrounded by beds containing an array of beautiful plants, bushes and shrubs for residents to enjoy. To the rear of the apartment there is communal parking for residents to use.

Important Information

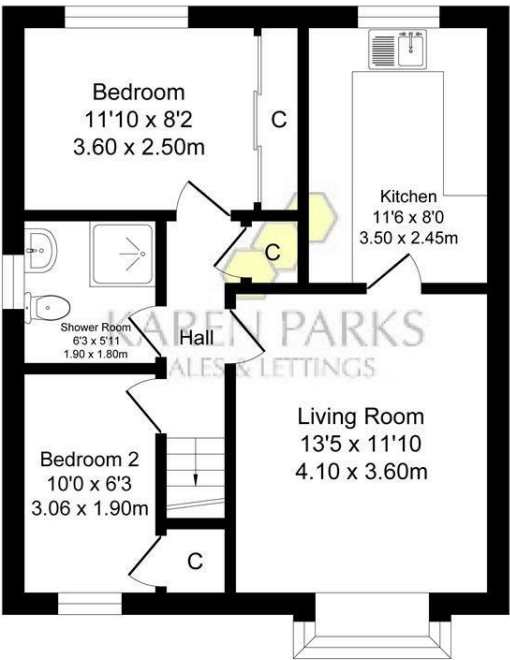
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

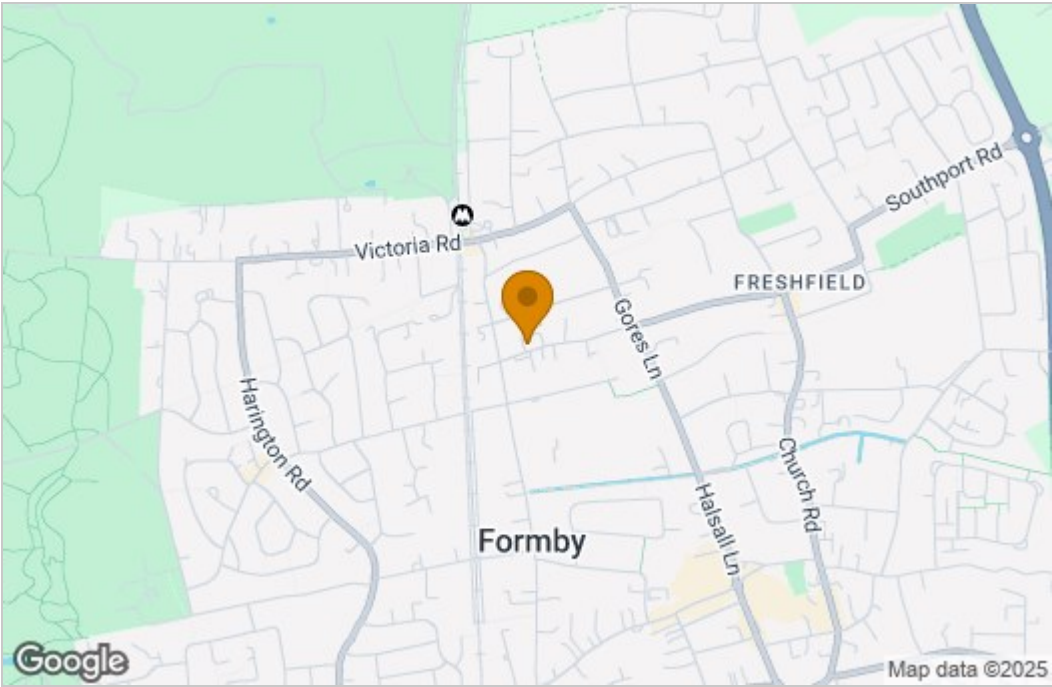
Manor Lodge, Old Town Lane, Formby
Total Approx. Floor Area 539 Sq.ft. (50.1 Sq.M.)

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.

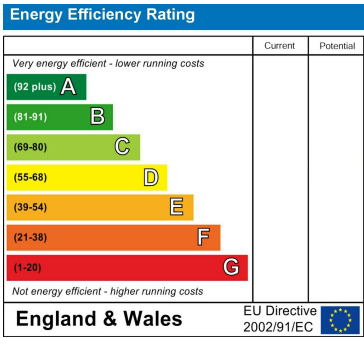


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Area Map



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.