



KAREN PARKS
SALES & LETTINGS



39 Marina Road, Liverpool, L37 6BN
Offers Over £240,000

Karen Parks Sales and lettings are pleased to offer for sale this three bedroom semi detached property which would be perfect for a couple or family. The house briefly comprises of: porch, hallway, lounge-diner and kitchen. To the first floor are three bedrooms - two of which have fitted wardrobes and a modern shower room. There is off road parking to the front of the property and sunny gardens to the rear with a detached garage. The house is situated in a quiet but popular residential position within close proximity to local schools for those with children. It is also within good proximity of local amenities such as shops, salons, cafe and a bus route. The house benefits from having solar panels fitted which are currently leased and can be transferred to the new owners. The property is offered for sale **WITH NO ONWARD CHAIN.**

ACCOMMODATION

Ground Floor

Enclosed Porch

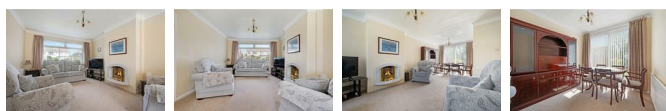
Enclosed porch leading into the hallway.

Hallway



The bright hallway has one radiator, a double glazed window to the side and an under stairs storage cupboard.

Lounge-Diner 22'11" x 11'9" (7.00 x 3.59)



The open plan lounge-diner is a great space for family living and has a double glazed window to the front of the room and sliding patio doors out to the garden, allowing plenty of light to flow through. There are two radiators and a feature gas fireplace.

Kitchen 8'9" x 8'0" (2.68 x 2.46)



The kitchen has a range of white wall and base units providing storage for the kitchen. There is a sink with double glazed window above and a door leading out to the garden. There is integrated oven, grill and hob and the boiler is housed here. There is space for fridge-freezer and dishwasher.

First Floor

Landing



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

Bedroom 1 11'9" x 10'10" (3.60 x 3.31)



The master bedroom is a good size and has fitted wardrobes providing storage as well as an additional built in cupboard. There is one radiator and a double glazed window.

Bedroom 2 10'10" x 10'9" (3.32 x 3.29)



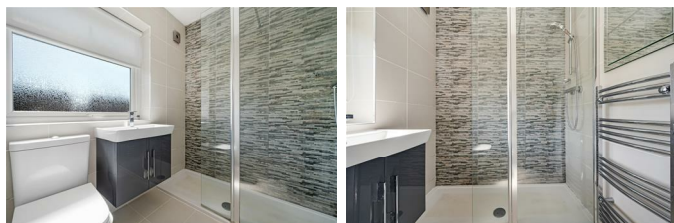
The second double bedroom has a row of fitted wardrobes providing plenty of storage, one double glazed window and a radiator.

Bedroom 3 8'7" x 6'11" (2.63 x 2.13)



This bedroom has a double glazed window looking out to the front of the property and one radiator.

Shower Room 6'9" x 5'4" (2.07 x 1.65)



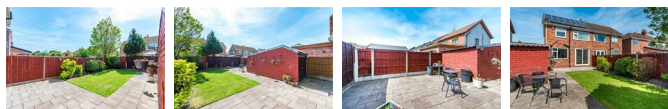
The modern and recently fitted shower room comprises of a large walk in shower, WC, hand wash basin with grey gloss cupboard below, double glazed window and a towel radiator.

Outside

Front Garden

The front of the property has an area laid to lawn in front of the lounge window and a paved driveway providing off road parking for two cars leading up to double gates.

Rear Garden



Leading out from the sliding doors is a large paved patio area which is perfect for alfresco dining and BBQ's, the patio continues on behind the garage and is a real sun trap. There is an area laid to lawn which is boarded by beds down one side containing mature bushes and shrubs which have been beautifully maintained.

Garage 15'8" x 7'9" (4.78 x 2.38)

Accessed from behind double gates to the side of the property is a detached garage with an up and over door. The garage power and water supply and plumbing for a washing machine.

Important Information

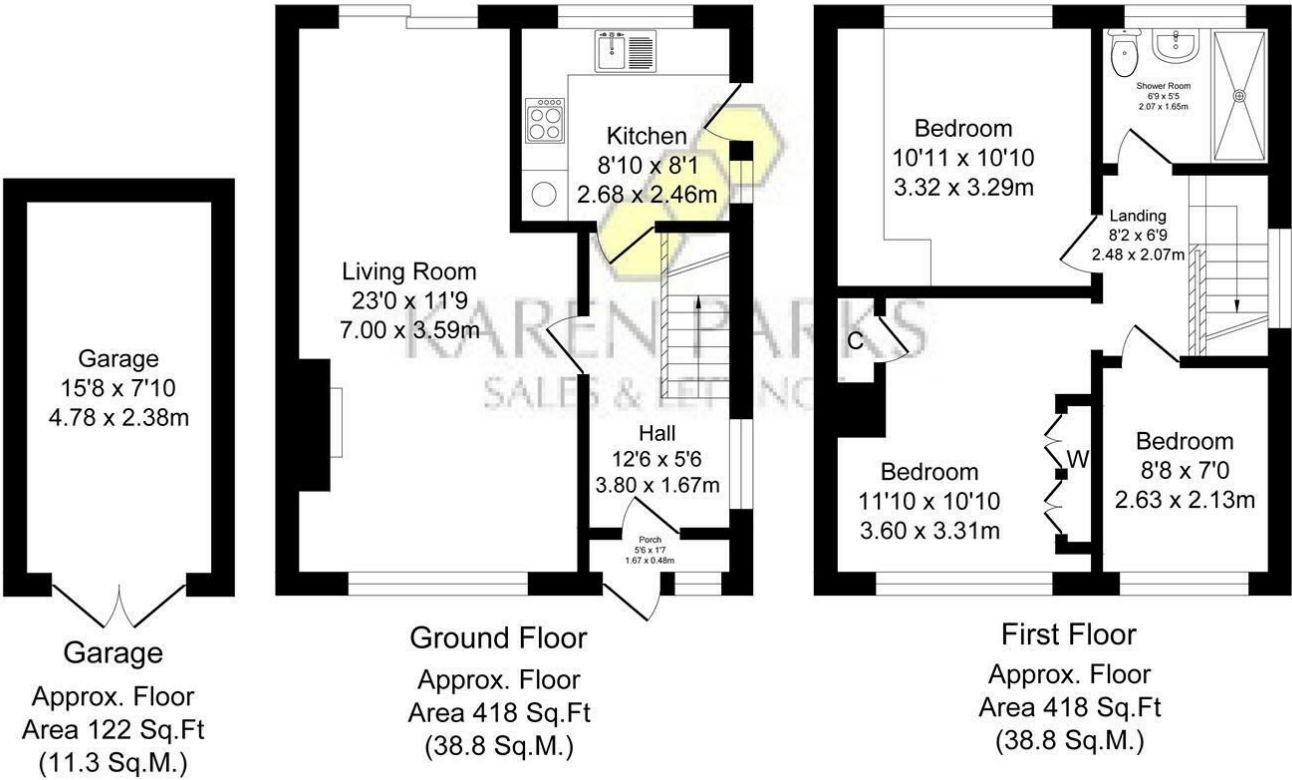
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

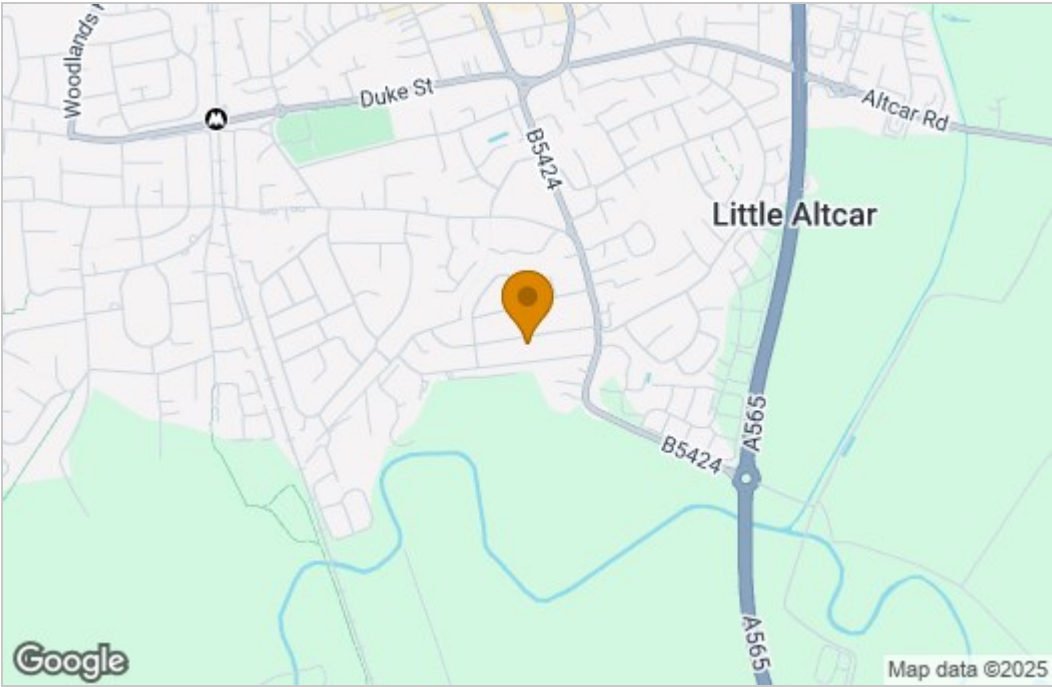
Marina Road, Formby

Total Approx. Floor Area 958 Sq.ft. (88.9 Sq.M.)

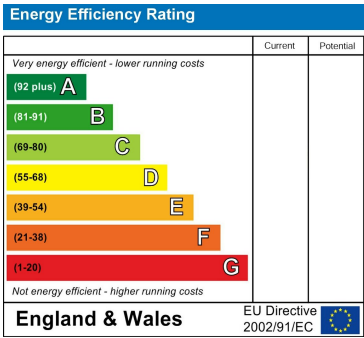
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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.