

KAREN PARKS
SALES & LETTINGS



4 Dukes Way, Liverpool, L37 4AX
Offers Over £297,500

Karen Parks Sales and Lettings are pleased to offer for sale this deceptively spacious three bedroom semi detached bungalow offering plenty of versatile space to suit a wide audience. The property is situated just a short stroll away from Formby village with all it's amenities such as shops, cafes, restaurants, Formby pool and gym and hairdressers. It is also within walking distance of Formby train station and close to a bus stop. The bungalow briefly comprises of hallway, WC, kitchen-diner, sitting room, conservatory, lounge and downstairs bedroom. To the first floor are two bedrooms and a shower room. There is off road parking to the front of the property and gardens to the rear with a detached garage. The property is offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Ground Floor

Porch

Enclosed porch with door to WC.

WC

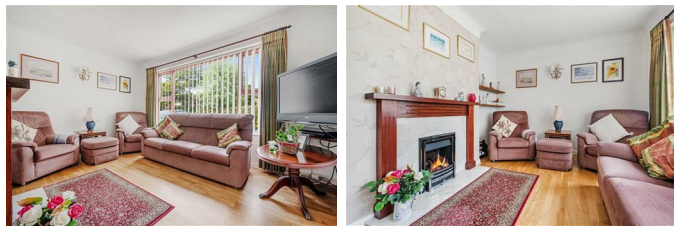
WC with hand wash basin, radiator and window.

Hallway



Hallway with radiator and two built in storage cupboards - one of which containing the meters and one with a rail to hang coats.

Lounge 13'10" x 10'4" (4.22 x 3.17)



The front room could either be used as a lounge or as an additional downstairs bedroom. There is a feature gas fireplace as a focal point to the room, one radiator and a large window.

Kitchen-Diner 13'9" x 10'7" (4.20 x 3.23)



The kitchen-diner has a range of wall and base units providing storage, there are two windows allowing in plenty of light and one radiator. There is sink, boiler is located in here, integrated oven and a gas hob. There is space for a washing machine, dishwasher, fridge and freezer. The kitchen-diner opens through into the sitting room.

Sitting Room 12'3" x 8'11" (3.75 x 2.74)



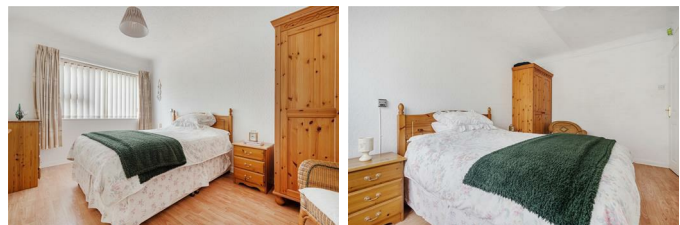
The sitting room has a feature electric fireplace, one radiator and a door leading into the conservatory.

Conservatory 13'6" x 10'7" (4.12 x 3.23)



The conservatory is a lovely bright space to enjoy views of the garden with double patio doors providing access out to the garden and there is an electric heater.

Bedroom 1 13'6" x 8'10" (4.13 x 2.71)



This downstairs double bedroom has a large window to the front of the room and one radiator.

First Floor

Landing



The landing has a loft hatch.

Bedroom 2 18'7" x 8'10" (5.67 x 2.71)



The master bedroom is an excellent size and has two

large built in wardrobes providing plenty of storage, one radiator and a window looking out over the garden. One of the built in cupboards has access through to further eaves storage.

Bedroom 3 13'6" x 4'11" (4.12 x 1.51)



The third bedroom has a built in cupboard, access into some eaves storage and a velux window allowing in light.

Shower Room 9'10" x 5'4" (3.01 x 1.65)



The shower room comprises of a large shower cubicle, WC, hand wash basin, double glazed window and towel radiator.

Outside

Front Garden

Rear Garden



Leading out from the patio doors is a stoned area for easy maintenance and a paved patio area for seating with a pathway to the garage. To the rear of the garden are beds containing mature bushes and shrubs.

Garage 20'8" x 8'6" (6.30 x 2.60)

There is a detached garage with access from both the front with up and over garage door and access to the side as well as a window. There is power and light and space for a tumble dryer.

Important Information

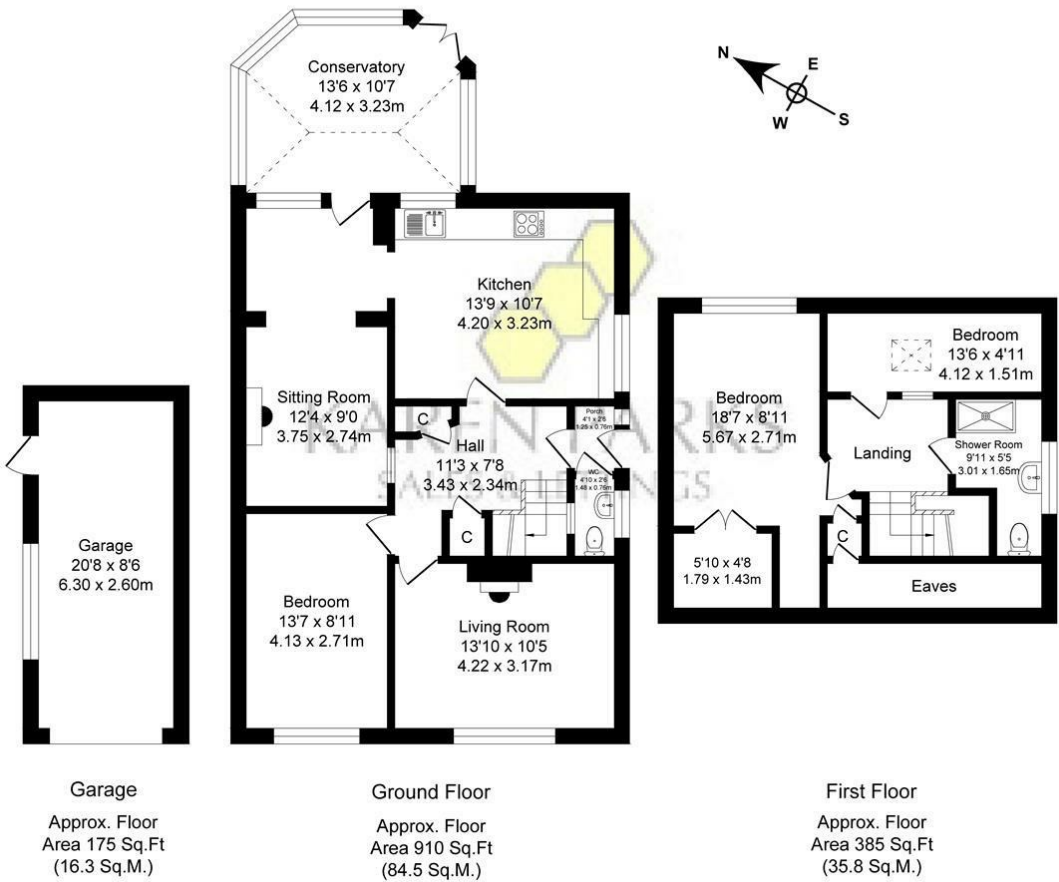
We take every care in preparing our sales details.

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

Dukes Way, Formby
Total Approx. Floor Area 1470 Sq.ft. (136.6 Sq.M.)

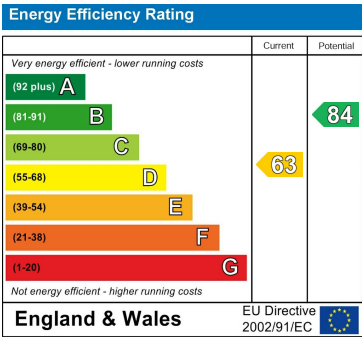
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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