



KAREN PARKS
SALES & LETTINGS



151 Alt Road, Formby, Liverpool, L37 8BL
Offers Over £270,000

Karen Parks Sales and Lettings are pleased to offer for sale this spacious family home situated on an excellent corner plot. The deceptively spacious property briefly comprises of - a porch, living room, dining room and kitchen with double doors out to the garden. To the first floor are three bedrooms and a family bathroom. There are gardens to the front of the property and a garage, parking and gardens to the rear of the house too. The property is perfect for a family or couple and an excellent opportunity as a blank canvas for someone to put their own stamp on a house. It is situated close to local amenities such as shops, hairdressers, local schools and on a bus route. It is also within easy reach of the Formby bypass for those commuting to Liverpool or Southport for work. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch



Enclosed porch with tiled floor with storage cupboard and meter cupboard.

Lounge 14'7" x 13'4" (4.47 x 4.08)



The front lounge has a large double glazed window allowing an abundance of light to flow in, one radiator and a door into the dining room.

Dining Room 14'7" x 10'5" (4.47 x 3.20)



The dining room has one radiator, a double glazed window and built in shelving. There is access to both the kitchen and lounge from here.

Kitchen 12'11" x 11'0" (3.96 x 3.37)



The kitchen has a range of fitted wall and base units providing storage, there is a sink with a large double glazed window above and double doors opening out into the kitchen. There is space for a fridge-freezer, washing machine and oven. The boiler is housed in the kitchen.

First Floor

Landing



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

Bedroom 1 14'3" x 8'7" (4.36 x 2.62)



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

Bedroom 2 9'6" x 8'7" (2.91 x 2.62)



The second double bedroom has one radiator and a double glazed window looking out over the garden.

Bedroom 3 10'2" x 5'10" (3.10 x 1.80)



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

Bathroom 5'10" x 5'6" (1.80 x 1.70)



The bathroom comprises of a bath with over head shower, hand wash basin with cupboard below, WC and double glazed window.

Outside

Front Garden

The front of the property has a paved pathway leading up to the front door, either side of this are area's laid to lawn and boarded by a low level brick wall.

Rear Garden



Leading out from the double patio doors in the kitchen is a large paved patio with space for seating and for BBQ's in the summer months. There is an area laid to lawn and down one side of the garden are trees and bushes giving privacy to the garden.

Garage 19'0" x 9'5" (5.81 x 2.89)



There is a detached garage to the rear of the property with an up and over garage door and single door access to the side. There are double gates to the rear that open up to the detached garage with space to park a car.

Important Information

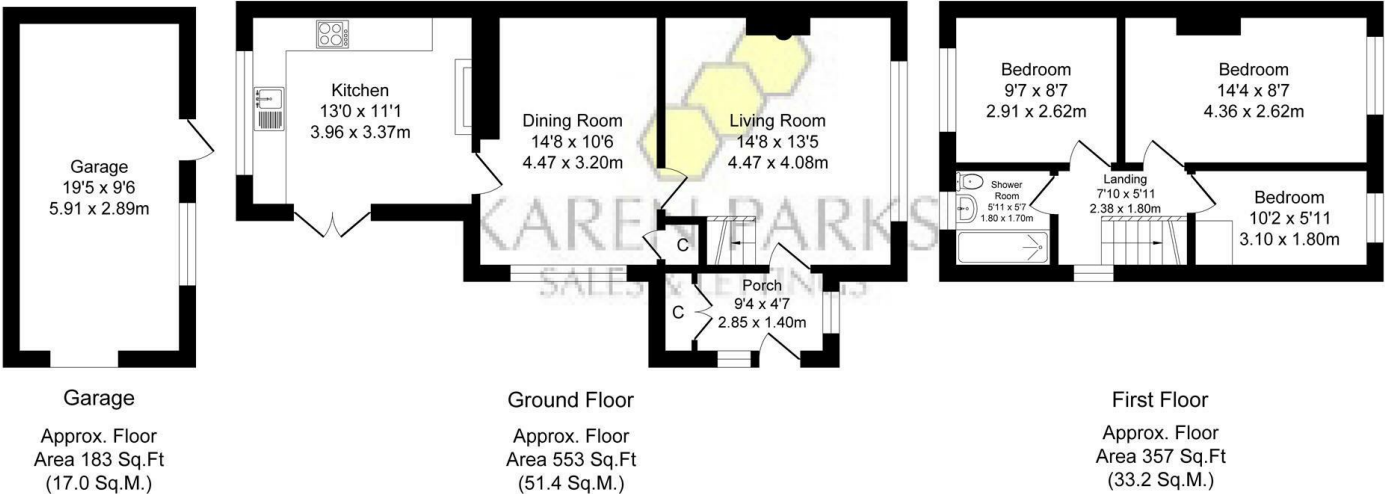
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Alt Road, Formby

Total Approx. Floor Area 736 Sq.ft. (101.6 Sq.M.)

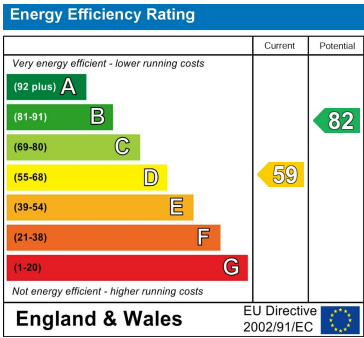
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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.