



KAREN PARKS
SALES & LETTINGS



61 Altcar Lane, Liverpool, L37 6AU

£514,750

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom detached new build property on the popular Pavilion Row built by the well regarded Morris Homes, which would make the perfect turn-key family home.

The property comprises of: hallway, WC, lounge, open plan kitchen-diner family room and utility room. To the first floor is a master bedroom with ensuite shower room, a further three bedrooms and a family bathroom. There is a garage and off road parking to the front of the property and sunny gardens to the rear. The house has been finished to an excellent standard with high quality appliances and flooring. The house is situated in a popular area close to Formby beach and Nature reserve, local shops, well regarded schools and within easy reach of the Formby bypass for those commuting to Southport or Liverpool. The property also comes with a 10 year NHBC warranty.

ACCOMMODATION

Ground Floor

Hallway

Lounge



Open plan kitchen-diner family room



Utility Room

WC

First Floor

Landing

Bedroom 1



Ensuite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Outside

Front Garden

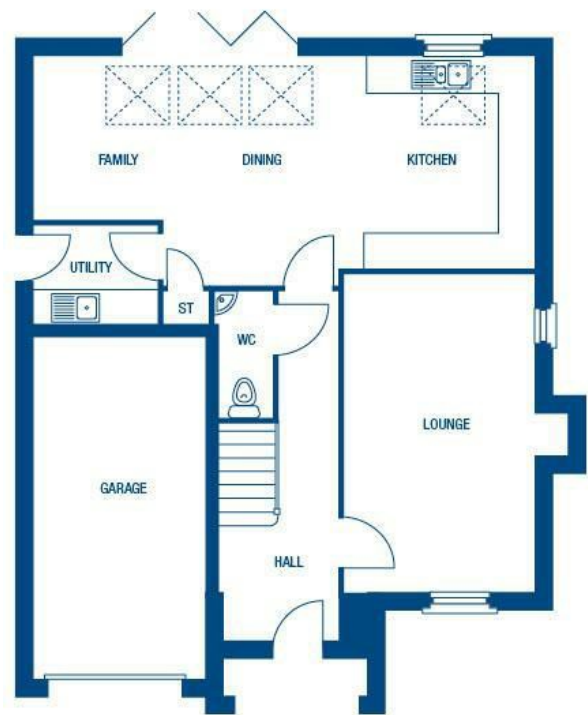
Rear Garden

Garage

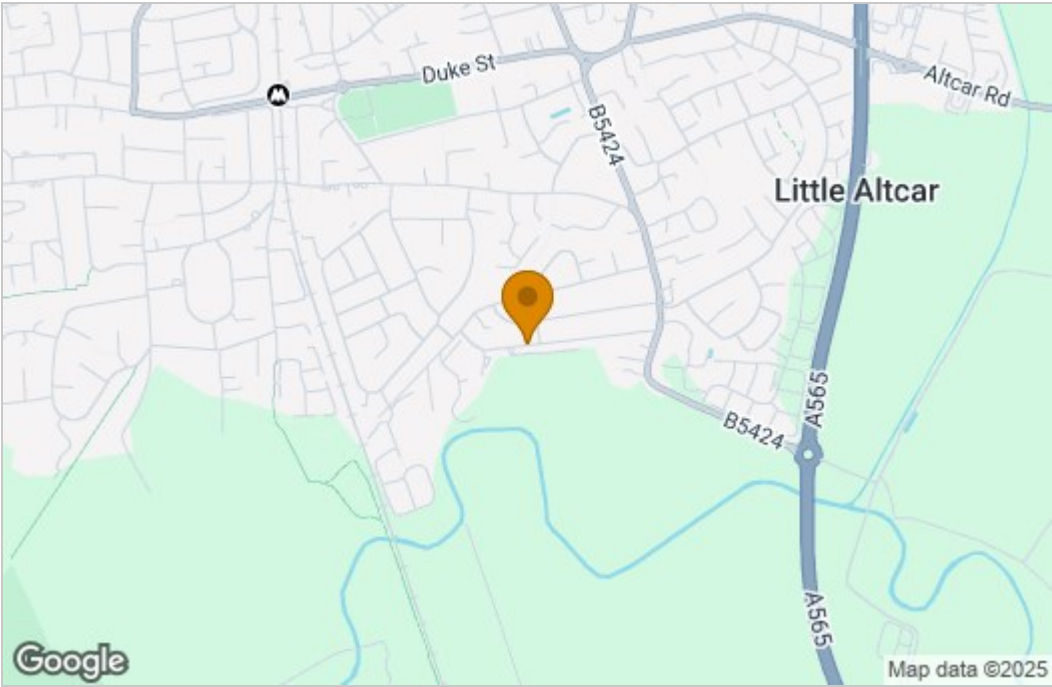
Important Information

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.

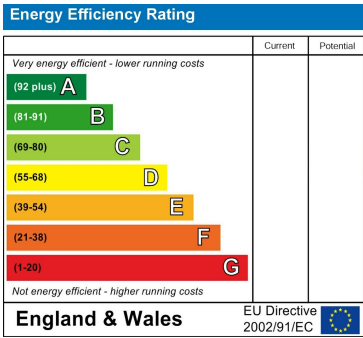
Floor Plan



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.