

KAREN PARKS
SALES & LETTINGS



22 Brooks Road, Liverpool, L37 2JL
Offers Over £425,000

Karen Parks Sales and Lettings are delighted to present to market this spacious three bedroom detached bungalow offering plenty of living space. It offers the perfect blank canvas for a couple or family to put their own stamp on the bungalow. The property briefly comprises of: enclosed porch, hallway, lounge open through to dining room, kitchen opening into a large conservatory across the back of the property. There are three bedrooms, a family bathroom and converted wet room shower. There is a driveway to the front of the property, garage to the side and large private gardens to the rear. It is situated in an excellent quiet position but yet still within close proximity of The pinewoods, Formby station and local shops. It is also within walking distance of Formby village with all it's amenities such as shops, restaurants, cafes, swimming pool/gym and hairdressers. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Enclosed porch

Enclosed porch where the meters are situated.

Hallway

The hallway has one radiator.

Lounge 17'7" x 12'9" (5.36 x 3.90)



The front lounge has a large double glazed bay window, two radiators and an electric feature fireplace. The lounge opens into the dining room.

Dining Room 11'9" x 9'4" (3.59 x 2.86)



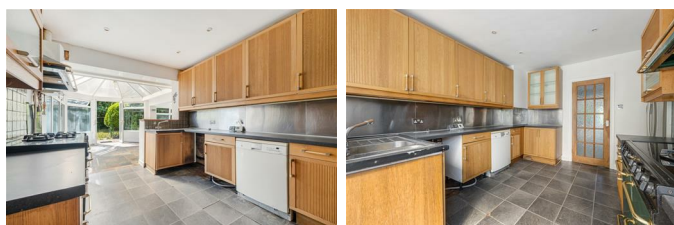
The dining room has one radiator, wall lights and double doors opening into the conservatory.

Conservatory



The large conservatory is situated across the back of the house and can be accessed from both the kitchen and the dining and it creates an excellent open plan space perfect for family living or entertaining. The conservatory has tiled floor, two radiators and double patio doors opening out into the garden.

Kitchen 11'9" x 9'10" (3.60 x 3.00)



The kitchen has a range of wall and base units providing storage for the room and the boiler is located in here. There is a sink and space for washing machine, dishwasher, oven and large fridge-freezer. The kitchen opens into the large conservatory.

Bedroom 1 12'11" x 12'8" (3.94 x 3.87)



The master bedroom is a good size and has wardrobes providing storage, one radiator and a double glazed window.

Bedroom 2 12'11" x 11'10" (3.94 x 3.63)



The second double bedroom has one radiator and a double glazed window looking out onto the rear of the property.

Bedroom 3 9'10" x 7'10" (3.00 x 2.40)



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

Bathroom 8'7" x 7'2" (2.64 x 2.20)



The bathroom comprises of a corner bath with over head shower, WC, hand wash basin with cupboards below and to the side, two double glazed windows, a towel radiator and loft hatch.

Wet Room

Situated off the hallway is a wet room with electric shower and dryer.

Outside

Front Garden

The front of the property has a large block paved driveway providing off road parking for a number of cars. There is a garage to the side of the property which the driveway leads down to.

Rear Garden



The private rear garden is an excellent size and leading out from the double doors is a paved patio area with space for seating and BBQ's in the summer months. This leads onto a large area laid to lawn and bordered by beds containing an array of trees, shrubs and plants - providing privacy and colour to the garden.

Garage 21'1" x 9'10" (6.43 x 3.00)

Situated to the side of the property is a garage with an up and over garage door to the front and window and side door access. There is power and light in the garage.

Important Information

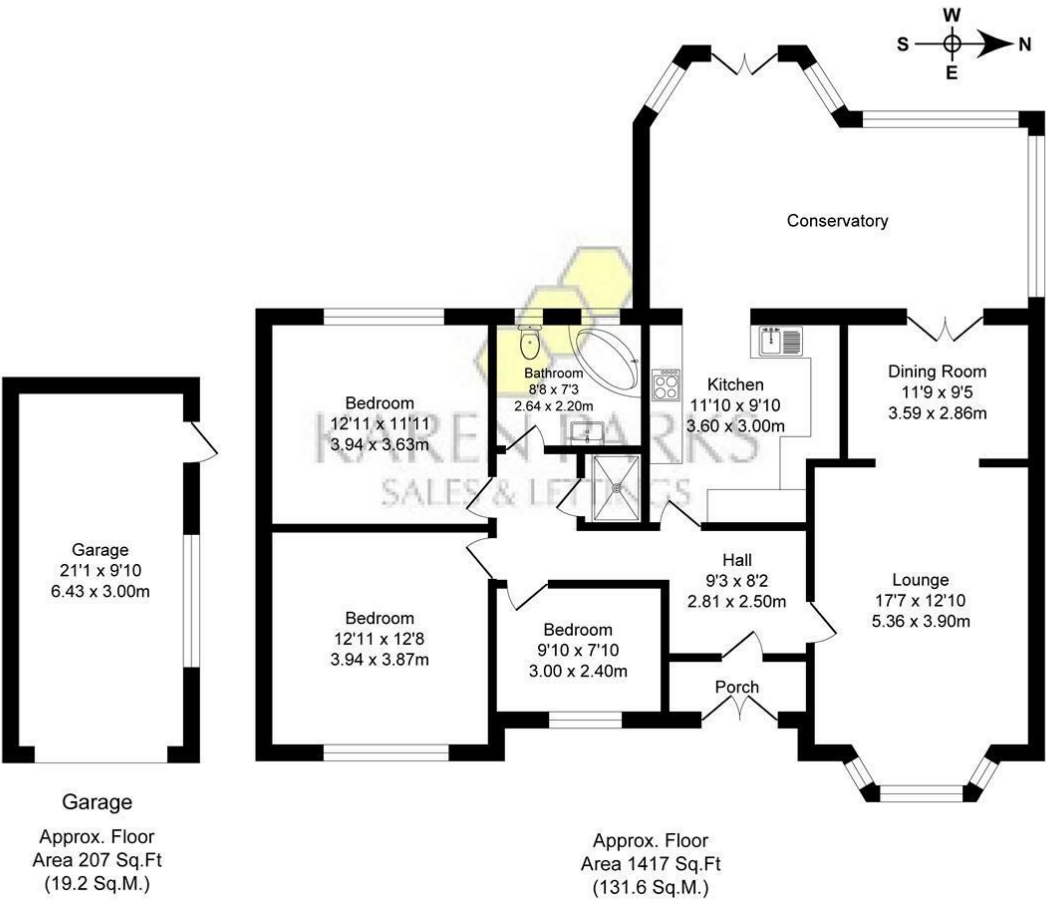
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

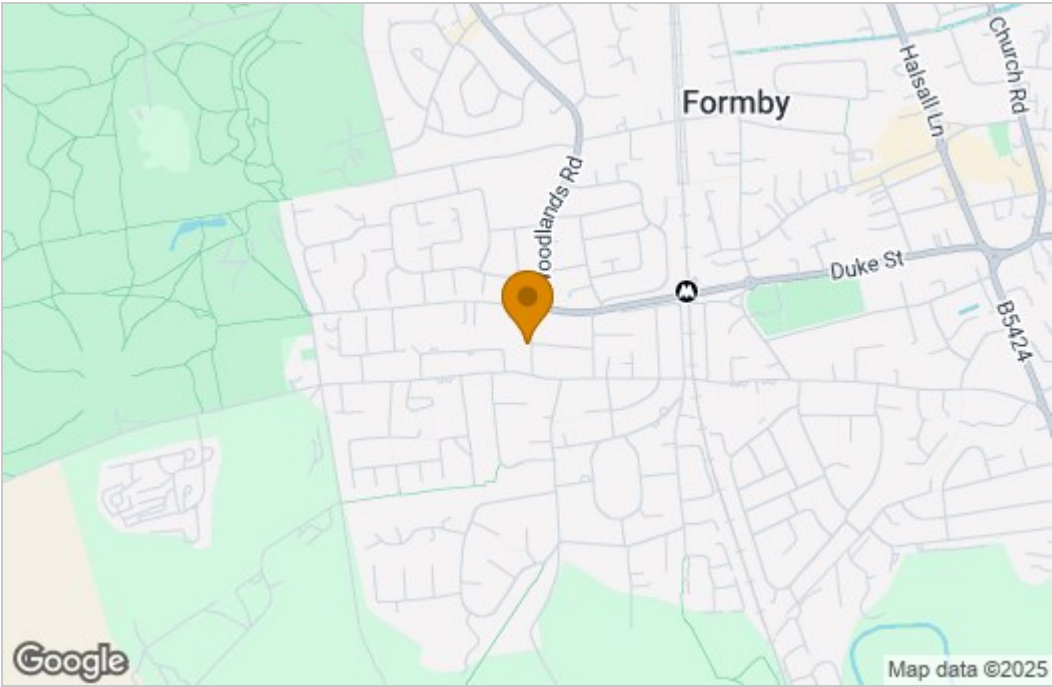
Floor Plan

Brooks Road
Total Approx. Floor Area 1624 Sq.ft. (150.8 Sq.M.)

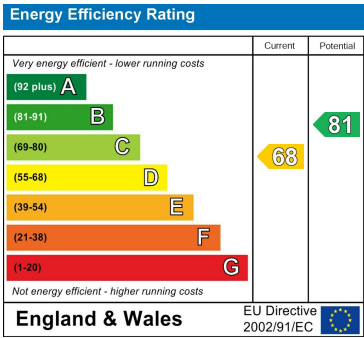
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.