



KAREN PARKS
SALES & LETTINGS



10 Drey Close, Liverpool, L37 6FT
Offers Over £330,000

Karen Parks Sales and Lettings are delighted to bring to market this beautifully presented three bedroom townhouse - which would make the perfect turnkey property. The house is set over three floors and offers plenty of living space and three double bedrooms. The property briefly comprises of: hallway, WC, lounge and kitchen-diner. To the first floor are two double bedrooms and a family bathroom and to the second floor is the master bedroom with fitted wardrobes and ensuite shower room. There is off road parking to the front of the property and beautifully kept rear gardens with beds containing an excellent array of plants, flowers and bushes. The house is situated close to local amenities such as shops, cafes, schools, close to a bus route and within easy reach of the Formby bypass for those commuting to Liverpool or Southport for work. The property benefits from 6 years left of the NHBC warranty.

ACCOMMODATION

Ground Floor

Hallway

WC



WC with hand wash basin and radiator.

Lounge 15'1" x 12'5" (4.62 x 3.80)



The lounge is a good size and has a double glazed bay window with shutters to the front and a second double glazed window to the side. There is one radiator and a built in storage cupboard.

Kitchen-Diner 15'7" x 10'5" (4.75 x 3.20)



The kitchen-diner is a lovely space for family living with double patio doors opening out into the beautifully kept rear garden. There are a range of wall and base units providing plenty of storage, a sink with double glazed window above and one radiator. There is an integrated fridge-freezer, oven, gas hob, dishwasher and washing machine.

First Floor

Landing



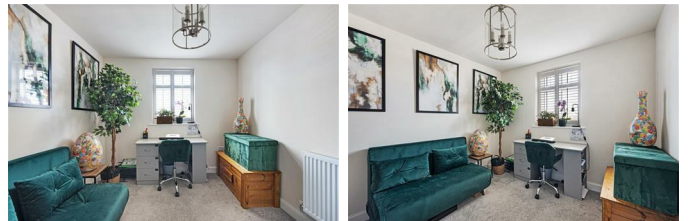
The landing has a built in storage cupboard where the boiler is housed. There is a further staircase leading up to the second floor with one radiator and a double glazed window with fitted shutters.

Bedroom 2 11'9" x 8'10" (3.60 x 2.70)



This double bedroom has white fitted wardrobes providing storage, a double glazed window and one radiator.

Bedroom 3 12'0" x 8'10" (3.66 x 2.70)



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

Bathroom 8'6" x 6'11" (2.60 x 2.12)



The family bathroom comprises of a bath, hand wash basin, WC, heated towel rail and double glazed window.

Second Floor

Bedroom 1 20'5" x 15'7" (6.24 x 4.75)



The master bedroom is an excellent size and is a lovely bright space with an abundance of light flowing through - there are two velux windows to the rear of the room and a double glazed window with fitted shutters to the front. There are grey gloss fitted wardrobes providing storage, two radiators and door to ensuite.

Ensuite Shower Room 9'4" x 4'0" (2.86 x 1.24)



The ensuite comprises of a shower cubicle, hand wash basin, WC, towel radiator and velux window.

Outside

Front Garden

The front of the property has a driveway with space for two cars off road. There is an area laid to lawn in front of the lounge window with some mature bushes and shrubs giving curb appeal to the property.

Rear Garden



The rear garden has been beautifully landscaped and maintained by the current owners and offers a lovely space to sit and enjoy the sun in the summer months. There is a patio area leading out from the double doors which extends round to the side of the property where a shed is positioned and a further patio area with space for seating to the rear corner - complete with a pergola. There is an area laid to lawn with beds containing an excellent array of colourful plants, flowers and bushes.

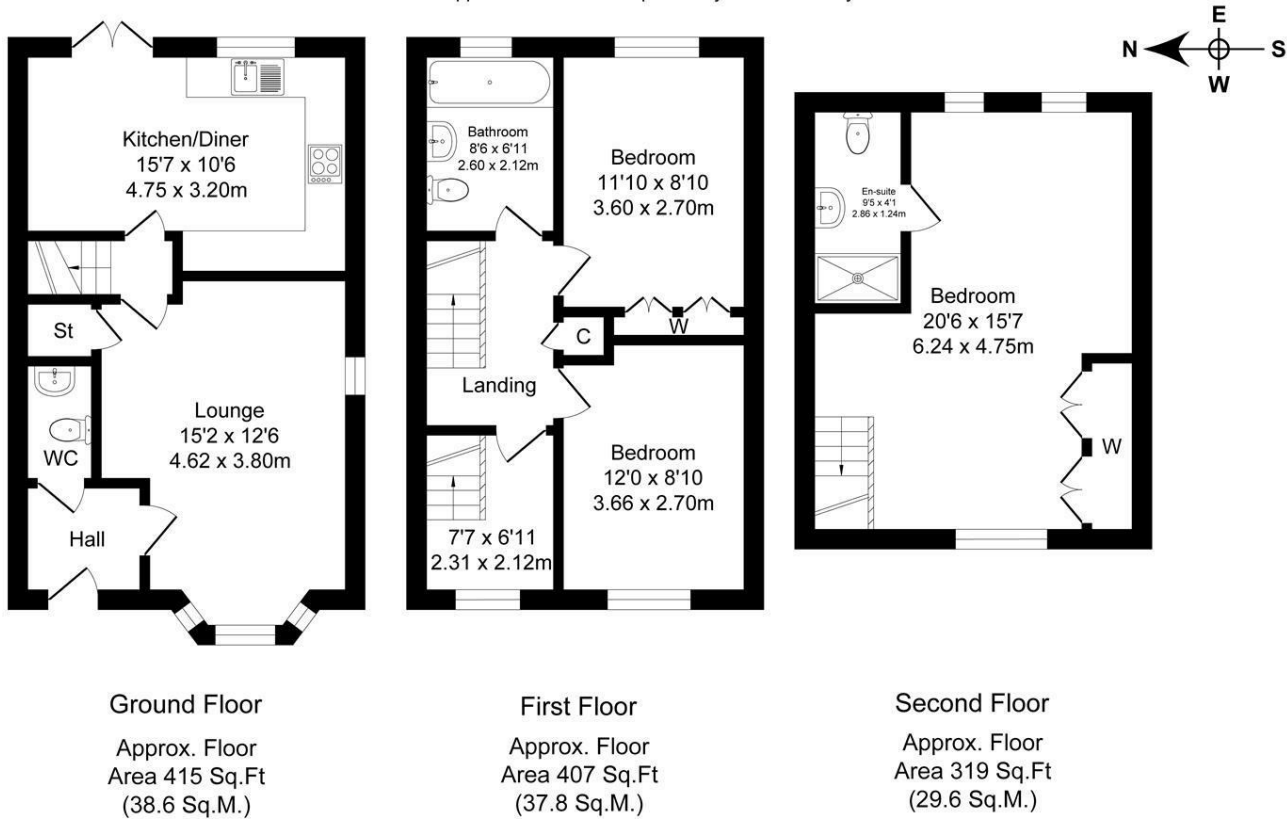
Important Information

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.

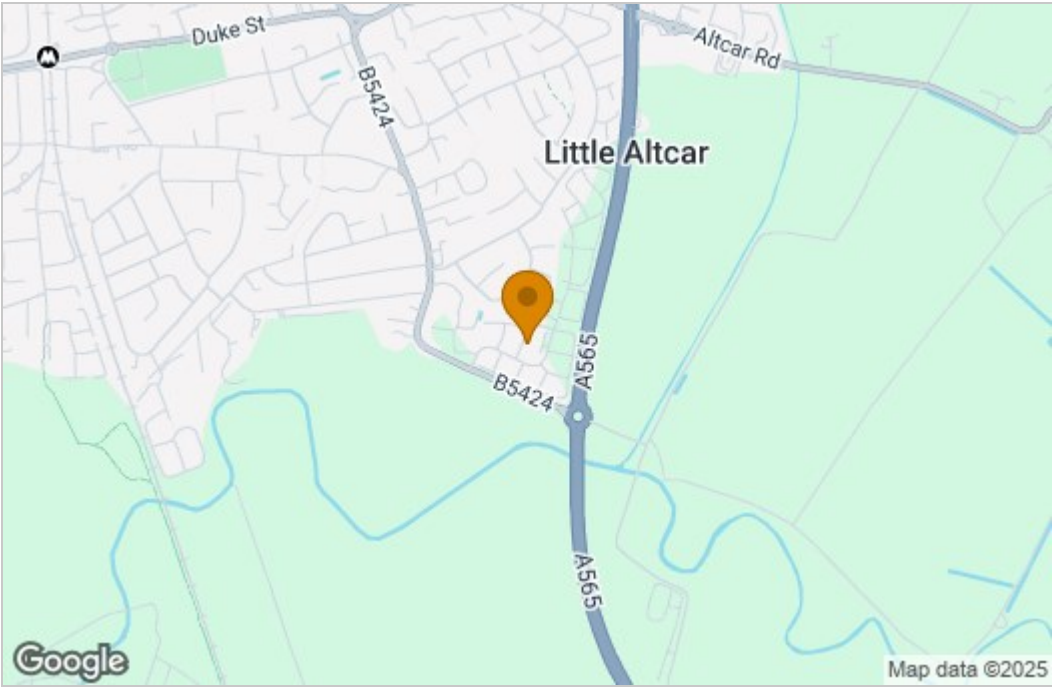
Floor Plan

Drey Close
Total Approx. Floor Area 1141 Sq.ft. (106.0 Sq.M.)

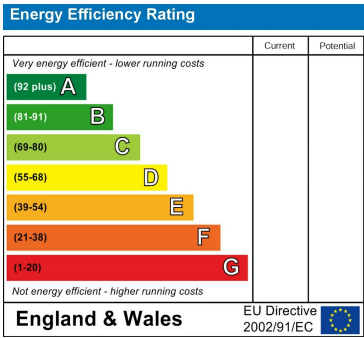
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.