

KAREN PARKS
SALES & LETTINGS



115 Park Road, Liverpool, L37 6AD

£340,000

Karen Parks Sales and Lettings are pleased to bring to market this beautifully decorated three bedroom semi detached bungalow. The property briefly comprises of: hallway, lounge with feature gas fireplace, kitchen, modern shower room, two double bedrooms and a dining room/snug/third bedroom. There is a driveway to the front of the bungalow with double wooden gates leading down to a single garage and immaculately kept South facing garden to the rear. The bungalow is situated in a quiet position but ideally located for local shops, on the Comfy bus route, close to schools and walks to the Pinewoods and beach. The bungalow would make the perfect property for a couple looking for a turn key but also offers opportunity to expand and further develop the property subject to suitable planning and building regulations. Viewing is advised to appreciate the size of property on offer.

ACCOMMODATION

Hallway



The hallway has one radiator, two built in storage cupboards and a meter cupboard.

Living Room 16'4" x 13'1" (5.00 x 4.00)



The living room is a lovely bright space with patio doors leading out into the garden and allowing in plenty of light, there is one radiator and a feature remote control gas fire as a focal point to the room and perfect for a cosy winter evening.

Kitchen 12'11" x 10'0" (3.95 x 3.05)



The kitchen has a range of cream wall and base units providing storage for the kitchen and there is a breakfast bar with space for bar stools. There is a sink with double glazed window above, door out to the garden and one radiator. There is an integrated oven, gas hob, dishwasher and the recently installed gas boiler is located in here. There is space for a washing machine and fridge-freezer.

Bedroom 1 18'11" x 10'11" (5.78 x 3.34)



The master bedroom is an excellent size and has plenty of fitted wardrobes with sliding doors containing shelving and hanging space. There is a

double glazed window with fitted shutters and a radiator.

Bedroom 2 11'5" x 10'0" (3.50 x 3.05)



The second double bedroom has one radiator and a double glazed window with shutters fitted.

Dining Room/Bedroom 3 10'9" x 7'2" (3.30 x 2.20)



This room can either be used as dining room or alternatively as a third bedroom. There is one radiator and a double glazed window.

Shower Room 9'2" x 5'10" (2.80 x 1.80)



The modern shower room comprises of a large walk in shower with two shower heads, WC, hand wash basin with drawers below, a grey heated towel rail, double glazed window and access into the loft via a loft hatch.

Outside

Front Garden

The front of the property offers both curb appeal from the fitted plantation shutters and mature bushes and shrubs giving privacy. There is a paved driveway with space for two cars and double wooden gates leading down to the garage.

Rear Garden



Leading out from the living room are double doors opening onto a spacious, beautifully paved patio, providing an ideal setting for alfresco dining and relaxation, this leads onto an area laid to lawn. Either side of the lawn are beds containing a lovely array of shrubs and plants and the rear of the garden is lined with mature hedges and bushes providing privacy. There is a further patio area to the rear of the garden to enjoy the evening sun.

Garage 17'0" x 8'6" (5.20 x 2.60)

There is a single detached garage situated down the side of the property with an up and over door to the front. The garage has power and light.

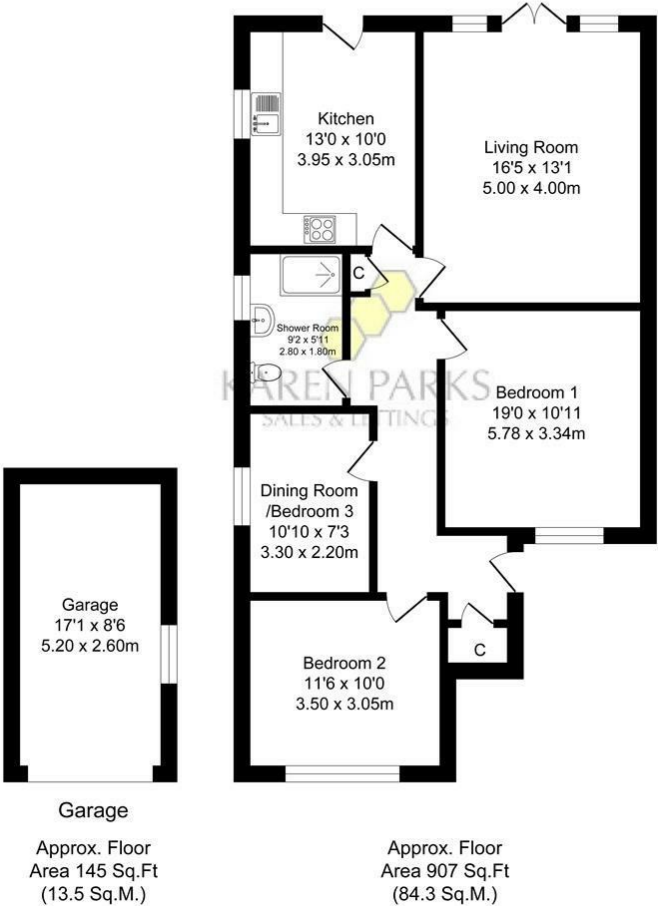
Important Information

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.

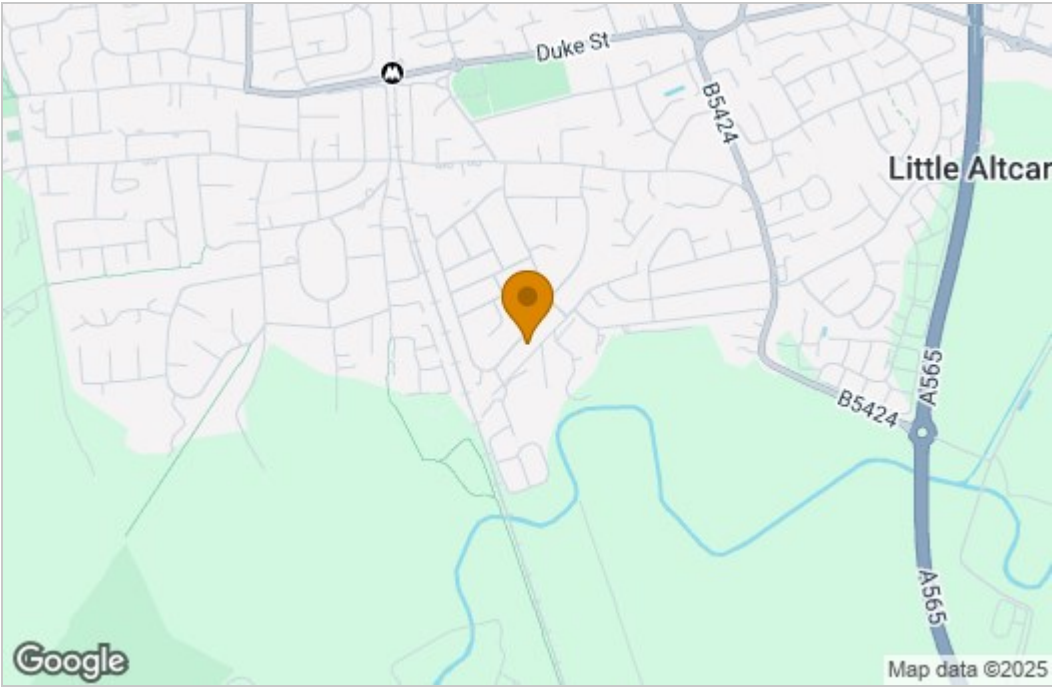
Floor Plan

Park Road, Formby
Total Approx. Floor Area 1052 Sq.ft. (97.8 Sq.M.)

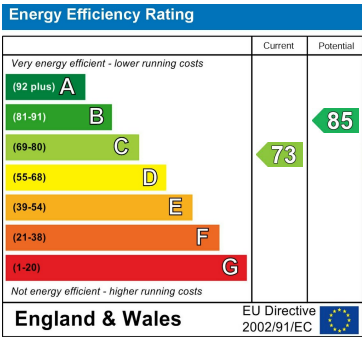
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Area Map



Energy Efficiency Graph



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