



**KAREN PARKS**  
SALES & LETTINGS



**83 Redgate, Formby, Liverpool, L37 4EP**  
**£175,000**

Karen Parks Sales & Lettings are pleased to offer for sale this three bedroom semi detached property which is in need of renovation and modernisation but offers plenty of potential to put your own stamp on the property. The house briefly comprises of: porch, lounge open to kitchen-diner. To the first floor are three bedrooms and a family bathroom. There is off road parking to the front of the house and a shared driveway leading down to the garage. There are gardens to the rear. It is situated in a quiet but popular location and perfect for families with being just a short walk to the local Primary school, shops and hairdressers. It is located close to a bus route and offered for sale **WITH NO ONWARD CHAIN**.



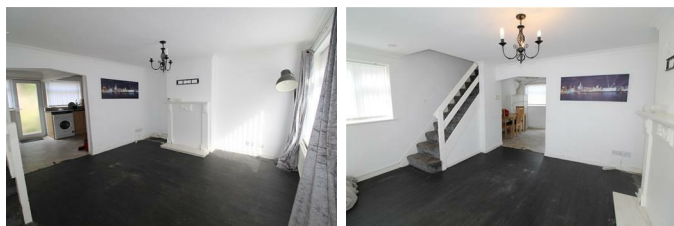
## Accommodation

### Ground Floor

#### Entrance Porch 6'05" x 3'06" (1.96 x 1.07)

Enclosed porch leading into the property.

#### Living Room 11'03" x 12'11" (3.43 x 3.94)



The living room has a large double glazed window to the front, one radiator and opening into the kitchen-diner.

#### Kitchen-Diner 9'06" x 14'08" (2.90 x 4.47)



The kitchen-diner has a range of wall and base units providing storage for the room, two double glazed windows and a door leading out to the garden. There is an integrated oven, hob and extractor. Space for a fridge-freezer and washing machine. There is one radiator and an understairs storage cupboard.

### First Floor

#### Landing

UPVC double glazed obscure window to the side, loft access.

#### Bedroom 1 8'05" x 4'02" (2.57 x 1.27)



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

#### Bedroom 2 8'05" x 9'04" (2.57 x 2.84)



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

#### Bedroom 3 5'11" x 9'11" (1.80 x 3.02)



This bedroom has one radiator, a double glazed window and the boiler is situated in here.

#### Bathroom 5'06" x 5'10" (1.68 x 1.78)



UPVC double glazed obscure window to the rear, low level wc, panelled bath with shower over, pedestal wash basin, tiled walls, radiator.

### Outside

#### Front Garden

Driveway with off road parking for one car.

## **Rear Garden**



Leading out from the back door is a paved patio area and this leads onto an area laid to lawn.

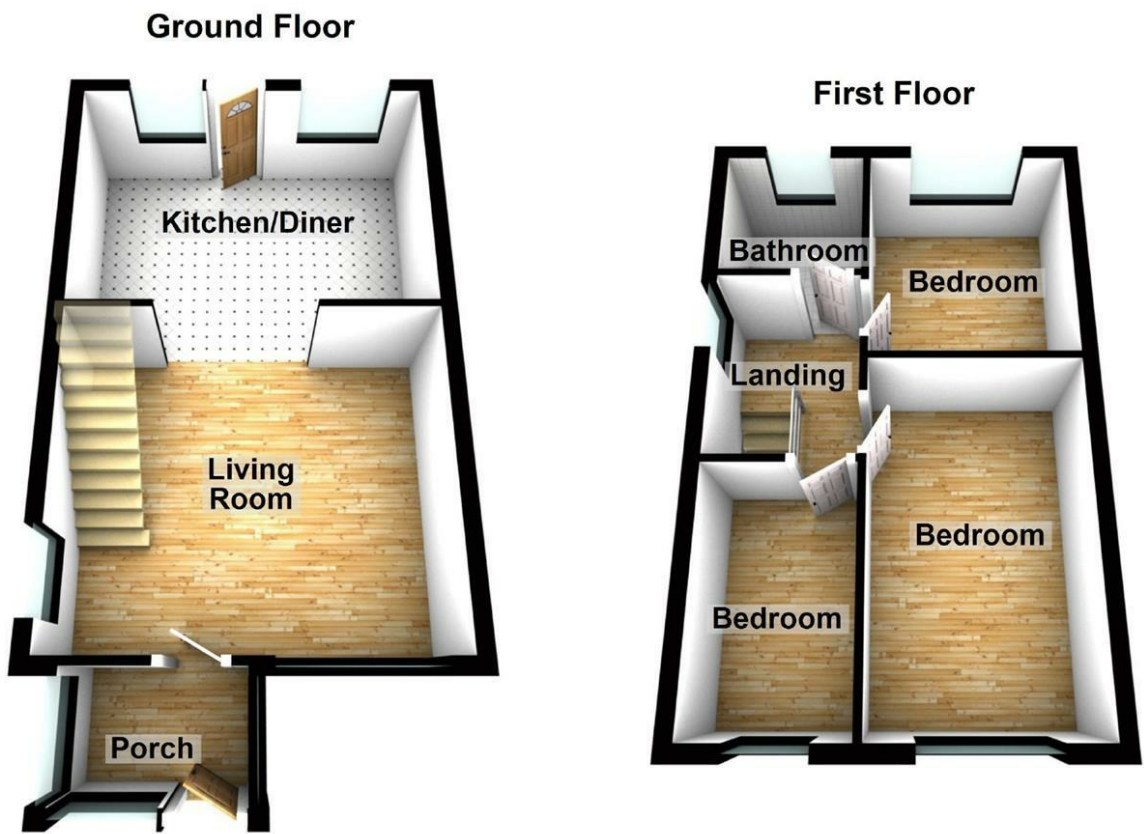
## **Garage**

Single garage to the rear of the garden with up and over door.

## **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

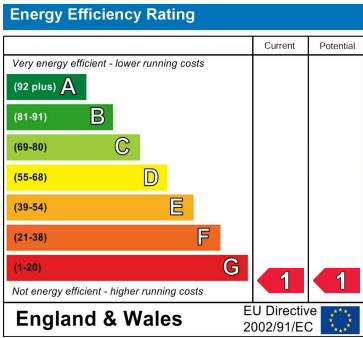


Measurement are approximate  
Plan produced using PlanUp.

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.