



**KAREN PARKS**  
SALES & LETTINGS



**6 Belding Close, Formby, L37 6FX**  
**£230,000**

Karen Parks Sales and Lettings are pleased to offer for sale this two two bedroom mid-terrace property that has been recently built. The property would be perfect for a first time buyer, couple or as a buy to let. The house briefly comprises of: hallway, lounge, WC and kitchen-diner. To the first floor are two double bedrooms and a modern family bathroom. There is off road parking for two cars to the front of the house and gardens to the rear. The house is situated within walking distance of local shops and amenities and close to a bus route. It is within easy reach of the Formby bypass for those commuting to Liverpool or Southport. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### Hallway

Hallway with stairs to the first floor.

#### Lounge 12'11" x 11'8" (3.95 x 3.57)



The lounge has a large double glazed window allowing plenty of light to flow in and two radiators.

#### Kitchen-Diner 14'11" x 9'3" (4.55 x 2.84)



The kitchen-diner has a range of wall and base units providing storage, as well as a full length cupboard containing shelving. There is an integrated oven, hob and extractor. There is space for a washing machine and fridge-freezer. There is one radiator and double patio doors leading out to the garden and allowing in light.

### WC



WC with hand wash basin and radiator.

### First Floor

#### Landing

The landing has a loft hatch and radiator.

#### Bedroom 1 11'8" x 11'3" (3.57 x 3.43)



The master bedroom is a good size and has two built in storage cupboards, a radiator and double glazed window.

#### Bedroom 2 11'3" x 6'6", 206'8" (3.43 x 2,63)



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

### Bathroom



The modern bathroom has a bath with over head shower, WC, hand wash basin, radiator and double glazed window.

### Outside

#### Front Garden

The front of the property has a driveway with off road parking for two cars.

#### Rear Garden



Leading out from the double doors in the kitchen is a paved patio area with space for chairs and this leads onto an area laid to lawn.

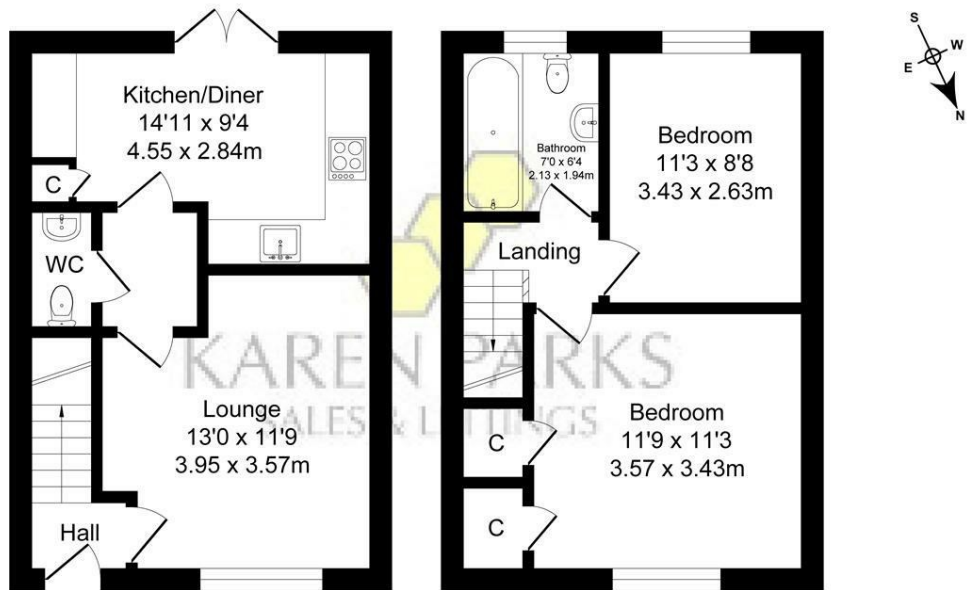
**Important Information**

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

Belding Close  
Total Approx. Floor Area 678 Sq.ft. (63.0 Sq.M.)

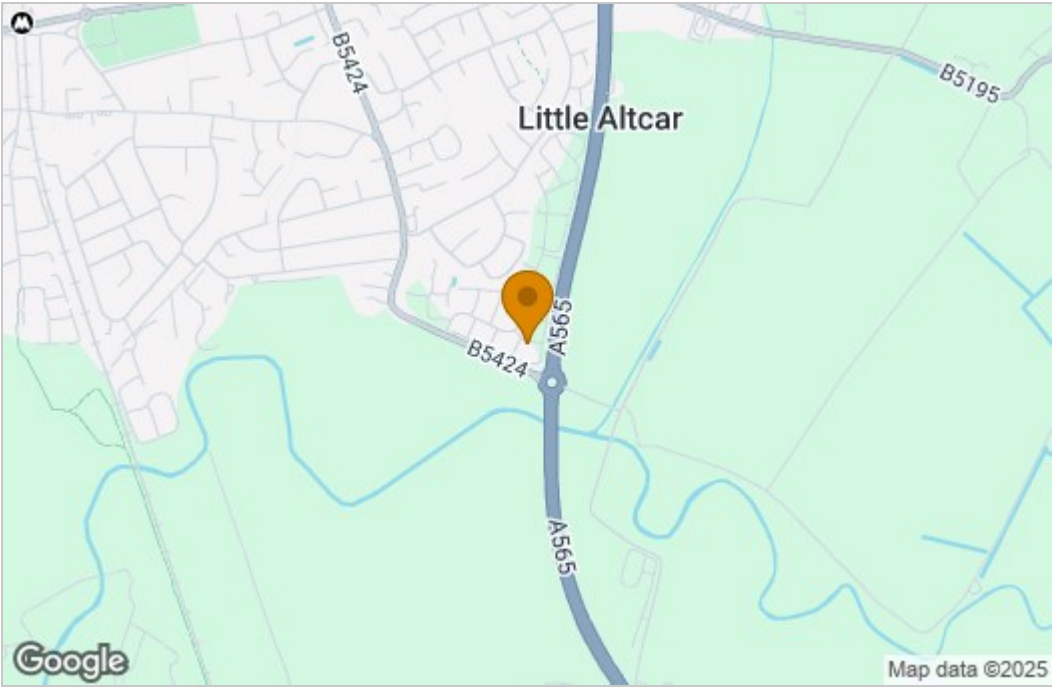
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



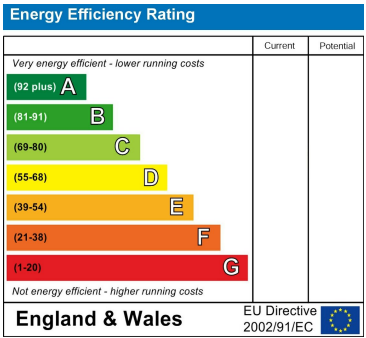
Ground Floor  
Approx. Floor Area 339 Sq.Ft (31.5 Sq.M.)

First Floor  
Approx. Floor Area 339 Sq.Ft (31.5 Sq.M.)

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.