

**KAREN PARKS**  
SALES & LETTINGS



**24 York Manor Three Tuns Lane, Liverpool, L37 4FB**  
**Offers Over £200,000**

Karen Parks Sales and Lettings are pleased to bring to market this bright and spacious two bedroom, first floor apartment situated in the popular York Manor development on Three Tuns Lane. The apartment briefly comprises of: hallway, two bedrooms, a shower room, and open plan lounge-diner opening into the kitchen. The apartment benefits from a balcony over looking beautifully maintained communal gardens, there are two communal lounges for residents to enjoy and where activities take place and a laundry room. There is both a lift and stairs to the first floor. The apartment is situated in a prime position just a short stroll into Formby village with all it's amenities such as shops, cafes, restaurants and hairdresses. It is also close to a bus route. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Communal Hallway



Communal entrance accessed via secure telephone and video entry system, with stairs and a lift up to the first floor.

### Hallway



The hallway has a row of fitted sliding mirrored storage and an additional fitted cupboard housing the water tank.

### Lounge-Diner 17'8" x 10'5" (5.40 x 3.20)



There is a bright and spacious open plan kitchen-diner with space for seating and a dining table. There are sliding patio doors leading onto the balcony and the apartment benefits from an additional double glazed window opposite the kitchen allowing an abundance of light to flow in and making a huge difference to the natural light in the kitchen - which very few apartments in York Manor benefit from. There are two electric storage heaters and a feature fire surround as a focal point to the room.

### Kitchen 9'2" x 7'2" (2.80 x 2.20)



The kitchen has a range of white gloss wall and base units providing storage, there is a sink and space for an oven, fridge-freezer and slimline dishwasher.

### Bedroom 1 14'5" x 8'2" (4.40 x 2.50)



The master bedroom is a good size and has a range of fitted wardrobes and drawers providing plenty of storage for the room, there is one electric heater and a double glazed window.

### Bedroom 2 14'5" x 6'2" (4.40 x 1.90)



The second bedroom has a built-in desk, wardrobe and shelving making it a perfect space for both a spare bedroom and an office. There is a single glazed window allowing in light.

### Shower Room 7'2" x 6'6" (2.20 x 2.00)



The shower room comprises of a corner shower cubicle, WC, hand wash basin with cupboard below and heated towel rail.

## Balcony



Accessed through sliding doors from the lounge is a balcony which is perfect for the summer months to enjoy a morning coffee and sit with views over the beautifully maintained communal gardens.

## Communal Lounge and Laundry



There is a large and beautifully decorated communal lounge where residents can join in with a variety of activities or have a social coffee and a chat with other residents. There is also a second smaller communal sitting area looking out over the gardens. There are both stairs and a lift with access up to the first floor where the apartment is situated and the laundry room.

## Outside

### Communal Gardens



The communal gardens surrounding the building are excellently maintained and is a great space for residents to sit and enjoy the summer months.

## 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

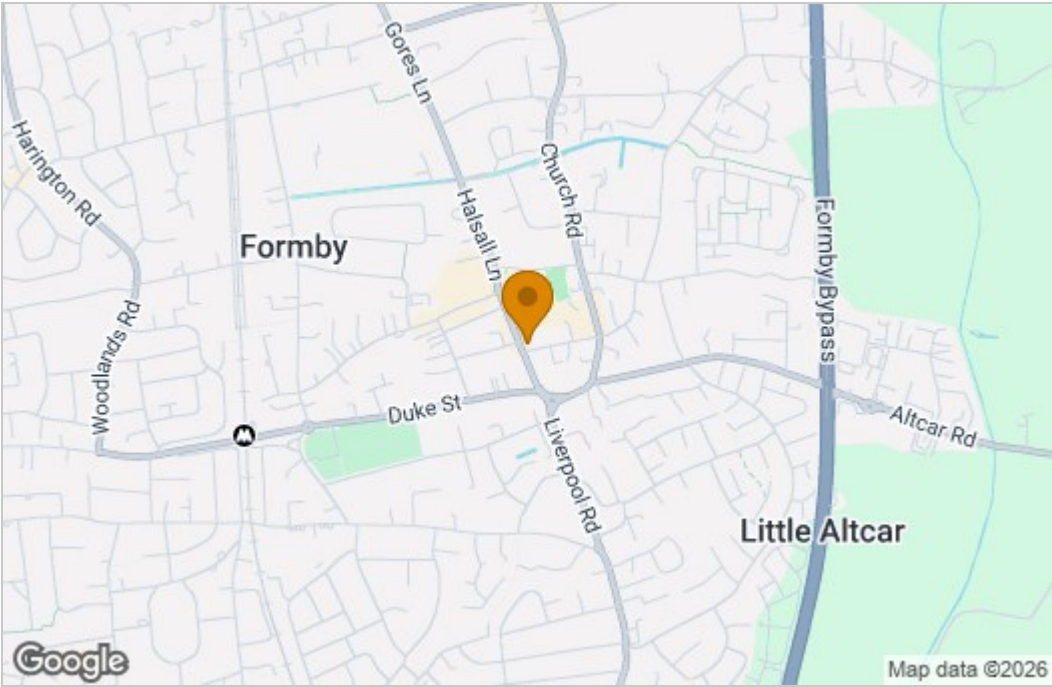
York Manor, Formby  
Total Approx. Floor Area 709 Sq.ft. (65.9 Sq.M.)

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.

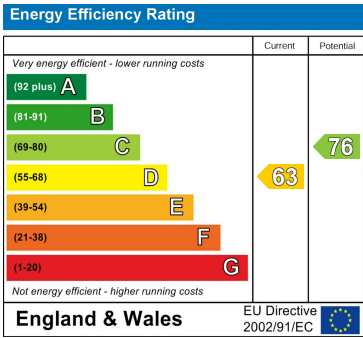


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Area Map



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.