



KAREN PARKS
SALES & LETTINGS



31 Mounthouse Road, Liverpool, L37 3LA

£325,000

Karen Parks Sales and Lettings are pleased to bring to market this deceptively spacious two bedroom detached bungalow. The bungalow is positioned in a quiet location and offers excellent sized, beautifully maintained gardens to the rear. The property briefly comprises of: hallway, lounge-diner, kitchen, conservatory, two double bedrooms and a family bathroom. There is a driveway and garage to the front of the property and well maintained South-West facing gardens to the rear. The property is situated in a quiet spot but also on a bus route for easy commuting for those who don't drive. It is within close proximity of local amenities such as shops, hairdressers and restaurants. It is also within easy reach of the Formby bypass for those travelling to Southport or Liverpool. Offered for sale **WITH NO ONWARD CHAIN.**

ACCOMMODATION

Hallway



The hallway has one radiator, loft hatch and storage cupboard housing the water tank and shelving.

Kitchen 10'7" x 8'8" (3.25 x 2.66)



The kitchen has a range of wall and base units for storage, a sink with double glazed window above, one radiator and a door leading out to the side of the property and the boiler is located in here. There is space for a fridge-freezer, oven and washing machine.

Lounge-Diner 15'5" x 14'11" (4.70 x 4.55)



The lounge-diner has access to both the kitchen and the conservatory. There is a feature fireplace as a focal point to the room, one radiator and doors opening into the conservatory and allowing in light.

Conservatory 12'11" x 9'9" (3.96 x 2.98)



Situated off the lounge-diner is the conservatory which is a lovely space to sit and enjoy views of the garden. There is one radiator and sliding doors opening out into the garden.

Bedroom 1 13'11" x 12'0" (4.26 x 3.68)



The master bedroom is a good size and has a range of built in wardrobes, a dressing table and drawers providing plenty of storage for the room. There is a double glazed window looking out over the garden and one radiator.

Bedroom 2 11'10" x 10'9" (3.62 x 3.28)



The second double bedroom has a built in wardrobe and cupboards for storage, a double glazed window and one radiator.

Bathroom 7'1" x 5'4" (2.17 x 1.65)



The bathroom comprises of a bath with over head shower, WC, hand wash basin with cupboard below, one radiator and a double glazed window.

Outside

Front Garden



The front of the property has a large paved driveway with space for two cars in front of the garage. There is an area laid to lawn and bordered by a mature hedge providing privacy to the front of the bungalow.

Rear Garden



Leading out from the conservatory is the excellent sized South-west facing rear garden with a paved patio area which leads onto an extensive area laid to lawn. The lawn is bordered by beds containing a lovely array of plants, shrubs and bushes and the rear of the garden is lined with a hedge for privacy. This sunny garden is a lovely space to sit out and enjoy some alfresco dining or a coffee in the summer months.

Garage 17'4" x 9'10" (5.30 x 3.00)

There is a single garage with up and over garage door to the front of the property.

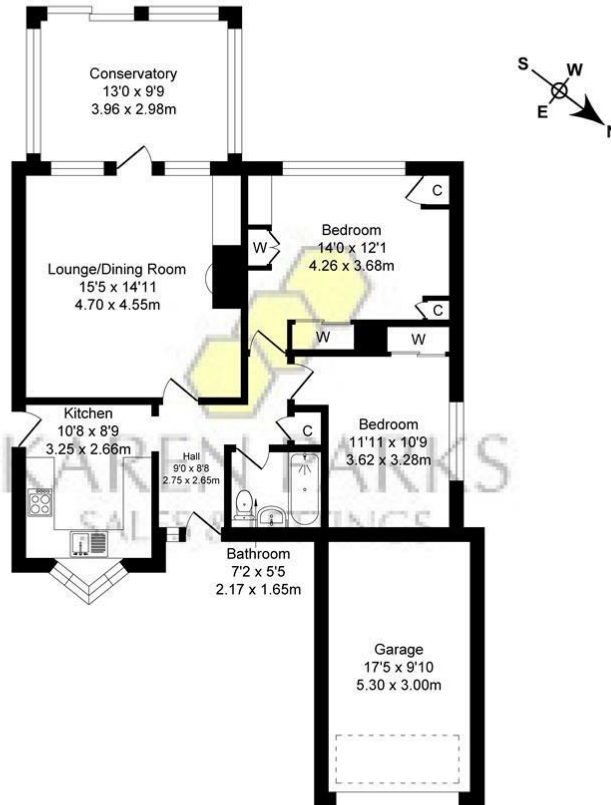
Important Information

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

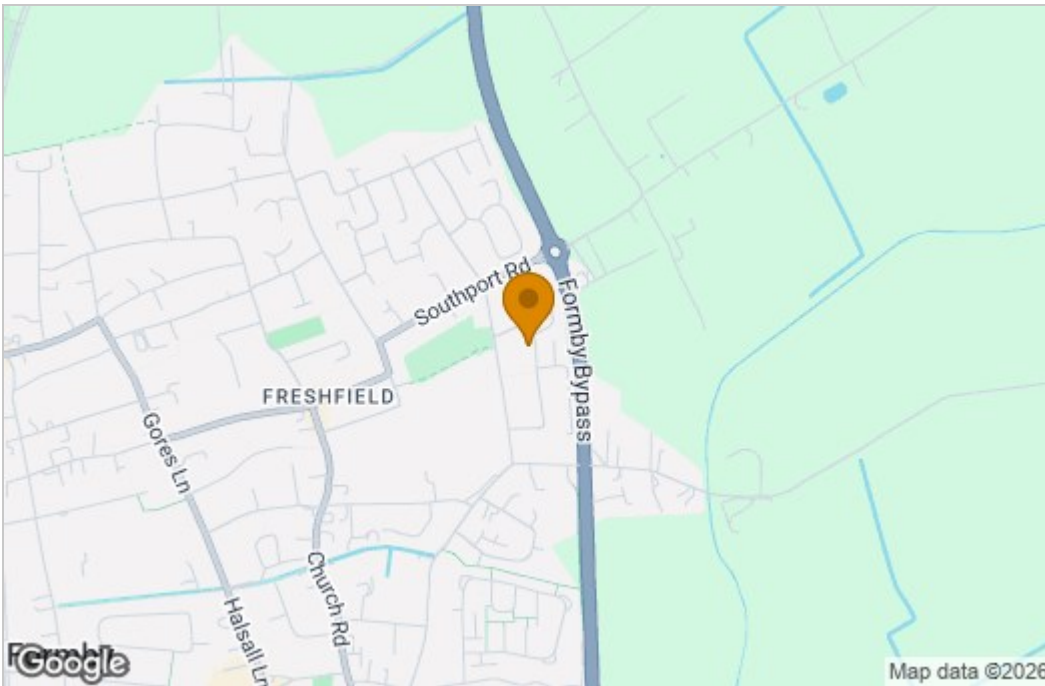
Mounthouse Road, Formby, L37 3LA
 Total Approx. Floor Area 1060 Sq.ft. (98.5 Sq.M.)

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.

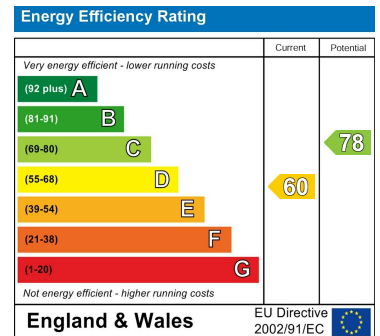


Ground Floor
 Approx. Floor Area 1060 Sq.Ft (98.5 Sq.M.)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.