



**KAREN PARKS**  
SALES & LETTINGS



**74 Gores Lane, Liverpool, L37 7DF**

**Offers Over £150,000**

Karen Parks Sales and Lettings are pleased to offer the opportunity to purchase this over 60's retirement apartment situated on the ground floor in the rear block. The property benefits from it's own front and back door which very few apartments offer and is positioned on the end of the block. The property briefly comprises of: hallway, lounge, kitchen-diner with door leading out to the communal gardens, two bedrooms and a modern shower room. There is communal parking for residents and beautifully maintained communal gardens that residents are welcome to enjoy. The property is situated in a sought after location on Gores Lane but within easy reach of bus routes, Freshfield Station but also Formby village with all it's amenities such as shops, cafes, hairdressers, restaurants and the post office. The property is offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Hallway

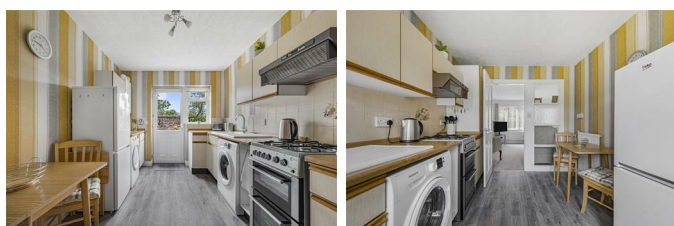
The apartment benefits from its own front door leading into a hallway with one radiator and a double glazed window.

### Lounge 13'6" x 12'3" (4.14 x 3.74)



The lounge is a bright room with a double glazed window looking out to the front of the property, one radiator and an electric feature fireplace as a focal point to the room. Door to kitchen.

### Kitchen-Diner 11'11" x 8'5" (3.65 x 2.58)



The kitchen-diner has a range of wall and base units providing storage, there is one radiator, the boiler is located here and there is a double glazed window and door leading out to the communal gardens. There is space for a fridge-freezer, oven and washing machine.

### Inner Hallway

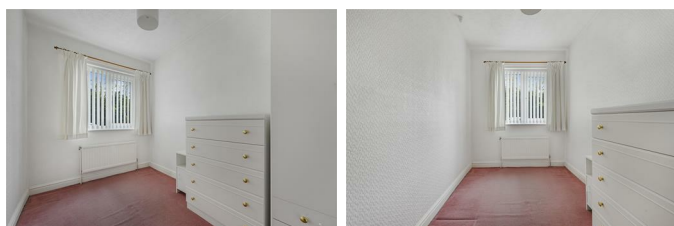
The inner hallway has access to the shower room and both bedrooms. There are two built in cupboards offering excellent storage space.

### Bedroom 1 11'7" x 8'4" (3.55 x 2.55)



The main double bedroom has a row of sliding fitted wardrobes for storage, one radiator and a double glazed window.

### Bedroom 2 10'5" x 7'1" (3.20 x 2.16)



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

## Shower Room



The modern and recently fitted shower room comprises of a sliding shower cubicle with electric shower, sink with vanity unit below, WC, double glazed window and a towel radiator.

## Outside

### Communal Gardens and Parking



There is communal parking for residents to the front and rear of the buildings. There are beautifully maintained gardens with areas laid to lawn and beds surrounding containing a beautiful array of mature flowers, plants and bushes offering a lovely, peaceful space for residents to sit out and enjoy.

### Important Information

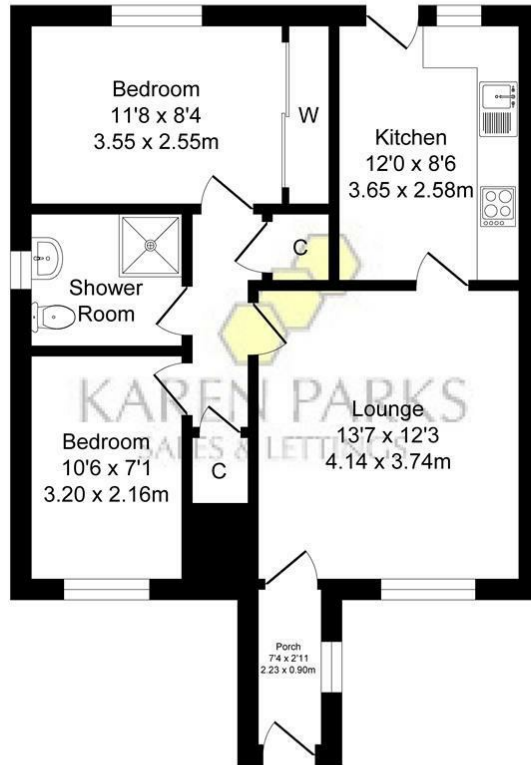
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

## Borrowdale

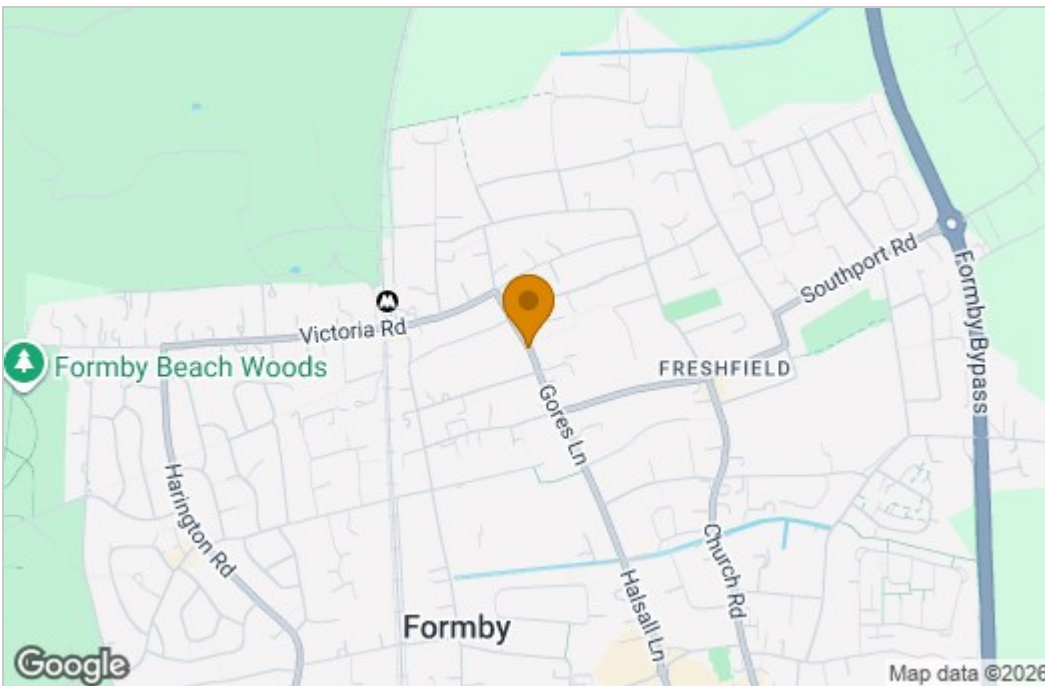
Total Approx. Floor Area 621 Sq.ft. (57.7 Sq.M.)

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.

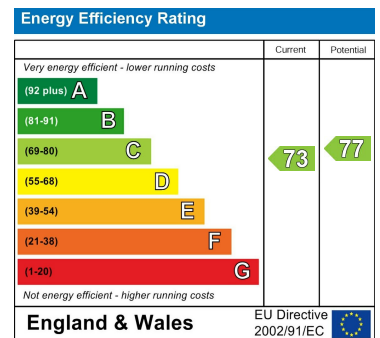


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# Area Map



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