



KAREN PARKS
SALES & LETTINGS



1 Kenyons Lane, Formby, Merseyside, L37 8BE
Offers Over £385,000

Karen Parks Sales and Lettings are delighted to bring to market this two/three bedroom recently extended and renovated detached bungalow. The property has been modernised to a high standard and briefly comprises of: hallway, kitchen open to living-dining area with bi-folds onto the garden, a family bathroom with separate bath and shower, two double bedrooms and a further room that could either be a separate lounge or third double bedroom.

There is a driveway to the front and gardens and a detached garage to the rear. The bungalow is situated just a stones throw from Formby village with all its amenities such as shops, cafes, restaurants, bars and hairdressers. It is also just a short stroll to a bus stop for those who don't drive. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Hallway

Kitchen opening into 13'2" x 11'7" (4.02 x 3.54)



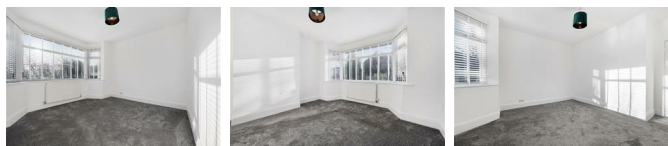
The modern and recently fitted kitchen has a range of wall and base units providing plenty of storage as well as a large pantry in the corner. There is a sink, integrated oven and grill, gas hob, extractor, dishwasher and wine cooler. The boiler is located in here, an upright wall mounted radiator and there is a breakfast bar with space for stools and plumbing for a washing machine. This opens up into the living/dining space.

Open plan living/dining space 18'2" x 8'5" (5.55 x 2.59)



This living/dining space is a lovely bright room with an abundance of light flowing in from the large lantern roof and bi-fold doors opening into the garden. There are a further two upright wall radiators.

Bedroom 1 14'6" x 12'0" (4.42 x 3.66)



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

Bedroom 2 11'10" x 11'3" (3.62 x 3.44)



The second double bedroom has two double glazed floor length windows allowing an abundance of light to flow in and one radiator.

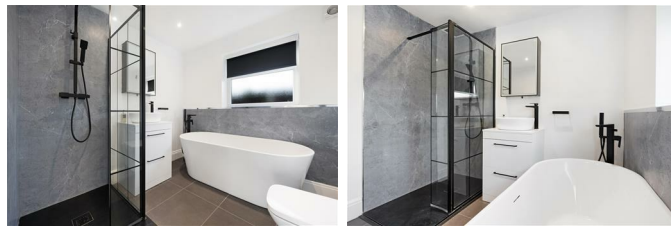
Bedroom 3 / Lounge 14'0" x 11'8" (4.28 x 3.58)



This room can either be used as a third bedroom or a

separate lounge depending on the owner. There is a double glazed bay window and one radiator.

Bathroom 7'8" x 7'6" (2.36 x 2.31)



The spacious family bathroom comprises of a large walk in shower with two shower heads, free standing bath with shower head tap attachment, WC, hand wash basin with drawers below, heated towel rail and double glazed window.

Outside

Front Garden



The front of the property has a paved driveway leading down to double gates with space for off road parking. There is a large stoned area, a small space laid to lawn and a row of bushes and shrubs providing privacy to the front of the property.

Rear Garden



Leading out from the bi-fold doors is a large stoned area with space for seating to enjoy some alfresco dining in the summer months. This leads onto an area with newly laid lawn and a mature tree.

Garage

There is a detached garage with double opening garage doors.

Important Information

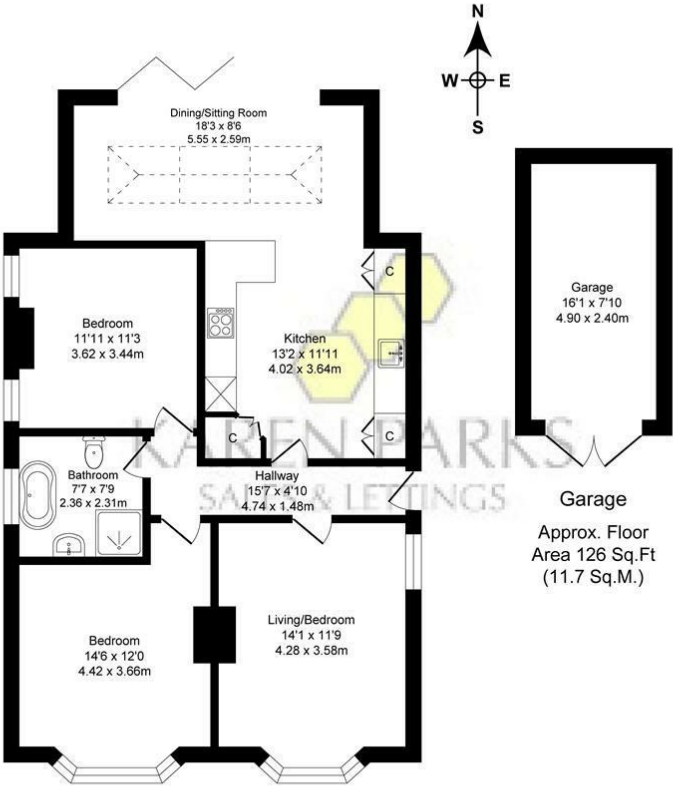
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy

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.

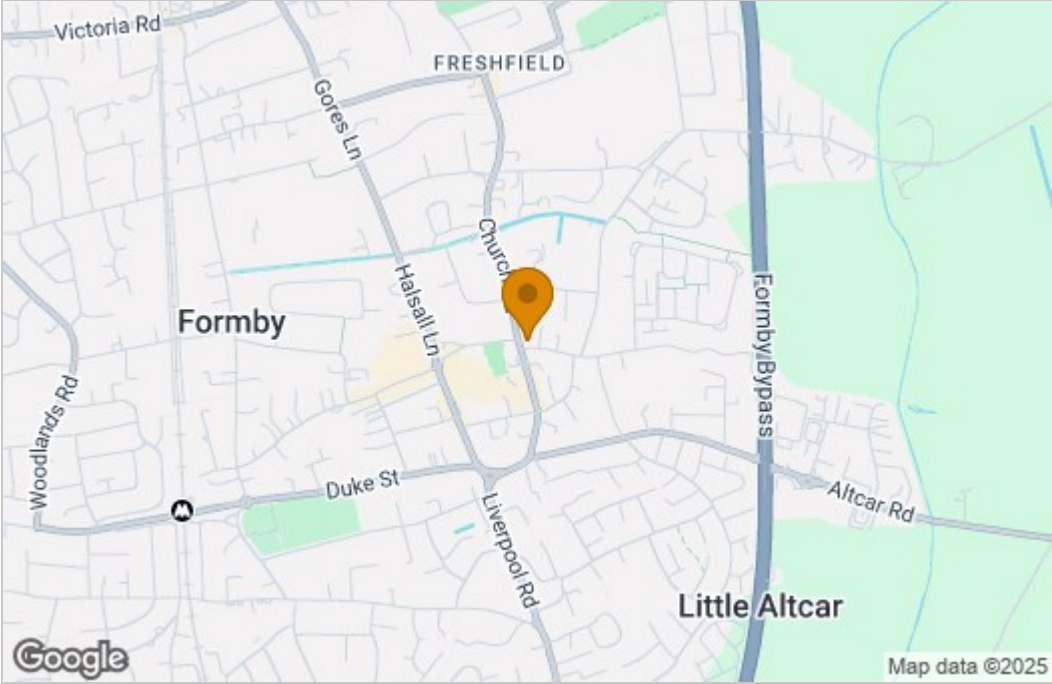
Floor Plan

Kenyons Lane
Total Approx. Floor Area 1062 Sq.ft. (98.7 Sq.M.)

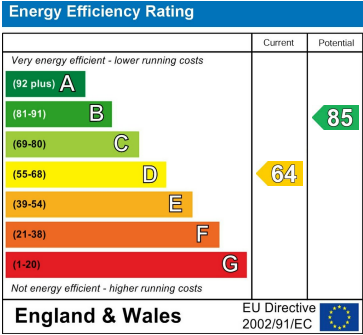
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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