



**KAREN PARKS**  
SALES & LETTINGS



**133 Park Road, Liverpool, L37 6EN**  
**Offers Over £265,000**

Karen Parks Sales and Lettings are pleased to bring to market this three bedroom semi detached property perfect for a couple or family. The house offers brilliant potential and an excellent opportunity to put your own stamp on a property. The house briefly comprises of: enclosed porch, hallway, kitchen and living room with archway opening into the dining area with double doors to the garden. To the first floor are three bedrooms and a wet room. There is plenty of off road parking to the front of the house leading up to the garage and excellent sized sunny rear gardens. The property is located in a popular area close to Formby station and village with all it's amenities such as shops, cafes, restaurants, swimming pool and gym. It is within easy rear of local Primary and Secondary schools making it perfect for a family and walking distance of the Nature reserve and beach. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

Enclosed porch leading into the hallway.

#### Hallway



The hallway has one radiator and a window with obscured glass to the porch.

#### Living Room opening to 13'5" x 11'10" (4.10 x 3.62)



The living room has a stone effect fire surround as a focal point to the room and there is one radiator. Archway opening through to the dining room.

#### Dining Room 12'2" x 11'7" (3.73 x 3.55)



The dining room opens through from the living room and also has a door to the kitchen. There is one radiator and double patio doors opening up into the garden making it a bright space and perfect for entertaining in the summer months.

#### Kitchen 19'2" x 8'2" (5.85 x 2.50)



The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with double glazed box bay window above and a cupboard containing the meter and fuse board. There is space for a fridge-freezer, oven and washing machine. There is a door with access to the garage and the boiler is located in the kitchen.

### First Floor

### Landing



The landing has one double glazed window to the side and loft hatch.

#### Bedroom 1 14'0" x 11'4" (4.27 x 3.46)



The spacious master bedroom is an excellent size and has a row of fitted wardrobes and cupboards providing plenty of storage space. There is one radiator and a large double glazed window.

#### Bedroom 2 12'2" x 11'6" (3.71 x 3.51)



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

#### Bedroom 3 7'10" x 7'0" (2.40 x 2.15)



The third bedroom has a built in wardrobe for storage and a double glazed window.

#### Wet Room 8'2" x 7'7" (2.50 x 2.32)



There is an electric shower with wet room flooring and a shower curtain, WC, hand wash basin, two double glazed windows and there is a storage cupboard containing the water tank.

### Outside

### **Front Garden**

The front of the property has a paved driveway leading up to the garage providing off road parking, there is also a stoned area to the side which could be used for additional parking.

### **Rear Garden**



Leading out from the double doors into the sunny garden is a paved patio area with space for seating, this leads onto an extensive area laid to lawn and some mature bushes and plants.



### **Garage 18'10" x 11'10" (5.75 x 3.62)**

There are two opening doors the front of the garage, but also access internally from the kitchen and a door to the rear garden. There is power and light to the garage.

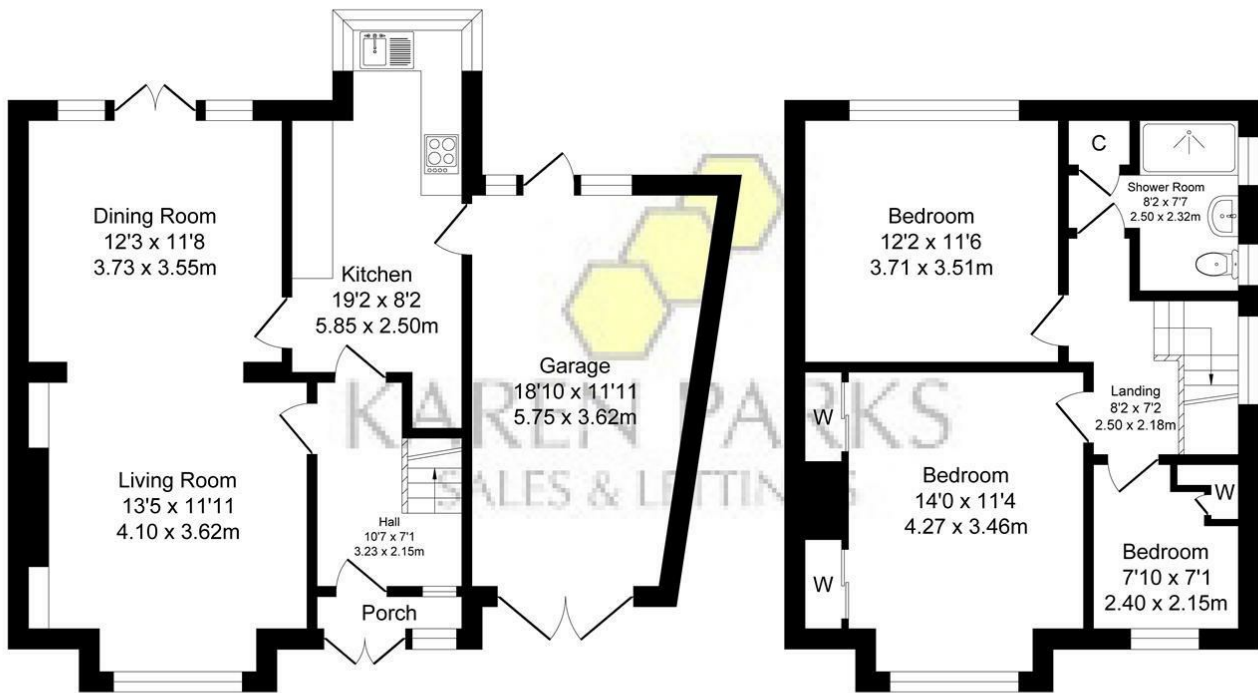
### **Important Information**

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

### Park Road, Formby, Liverpool, L37 6EN Total Approx. Floor Area 1287 Sq.ft. (119.5 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.



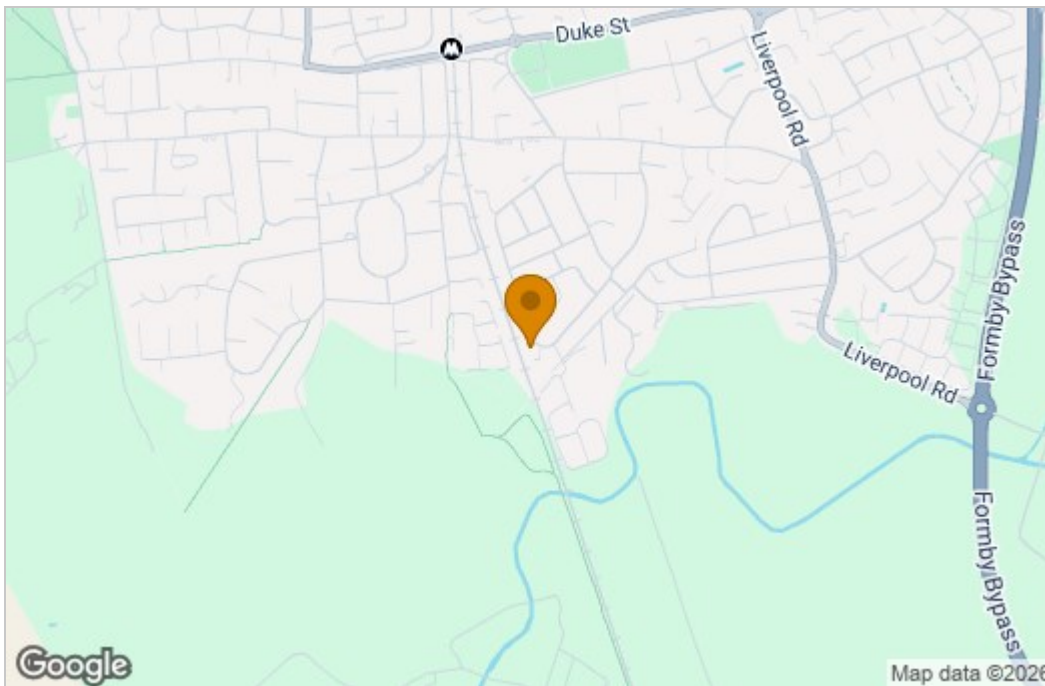
Ground Floor

Approx. Floor Area 758 Sq.Ft (70.4 Sq.M.)

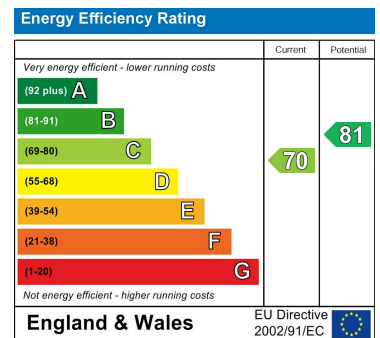
First Floor

Approx. Floor Area 529 Sq.Ft (49.1 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.