KAREN PARKS
SALES & LETTINGS









58 Hillary Court Freshfield Road, Liverpool, L37 3PS

Offers Over £172,500

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom ground floor apartment that has recently been fully decorated throughout including new flooring and new electric heaters. The property benefits from two patio areas to sit out and enjoy looking out onto immaculately kept walled communal gardens with a lovely array of flowers and plants. The property briefly comprises of: two communal entrances- one from the front main entrance and one from the car park, the apartment hallway with three storage cupoards, a good sized lounge-diner, kitchen, shower room and two spacious double bedrooms. The property is conveniently located just a short walk to Formby station and Formby village with all it's amenities such as shops, cafes, restaurants and haidressers. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance
There is a secure communal entrance to the front of the building with lift and stairs to all floors. There is also a further entrance from the car park which is closer to the rear of the building and near to the apartment.

Hallway




The hallway has one electric heater and three build in cupboards providing plenty of storage, some with shelving and one containing the electric meter.

Lounge-Diner 22'8" x 10'11" (6.92 x 3.34)




The modern lounge-diner is an excellent size and has a door leading out onto a patio for the apartment - which is perfect for the summer months. There is an electric heater and door to the kitchen.




Kitchen 7'7" x 7'1" (2.33 x 2.16)



The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with double glazed window above, there is an integrated oven and hob and space for an under counter fridge and freezer.

Bedroom 1 17'11" x 8'11" (5.47 x 2.73)



The main bedroom is an excellent size and there are built in mirrored wardrobes providing storage, one electric heater and a double glazed window.

Bedroom 2 16'0" x 9'3" (4.89 x 2.84)




The second spacious double bedroom comprises of a double glazed door leading out onto a patio area, one electric heater and built in mirrored wardrobes for storage.

Shower Room 6'6" x 5'5" (2.00 x 1.67)



The shower room comprises of a WC, hand wash basin with cupboard below, large shower with a sliding door and extractor fan.

Patio





There are two paved patio areas one leading out from the lounge and one leading out from the second bedroom with space for chairs and a table to sit out and enjoy a morning coffee or lunch in the summer months.

Communal Areas

Communal Lounge and Parking



There is a communal laundry room and lounge where activities take place for residents to enjoy if they wish. To the rear of the building is communal parking for residents for those who have a car.

Communal Gardens





There are beautifully maintained communal gardens surrounding the apartments with large areas laid to lawn and beds containing a lovely array of mature bushes, plants and flowers.

Important Information

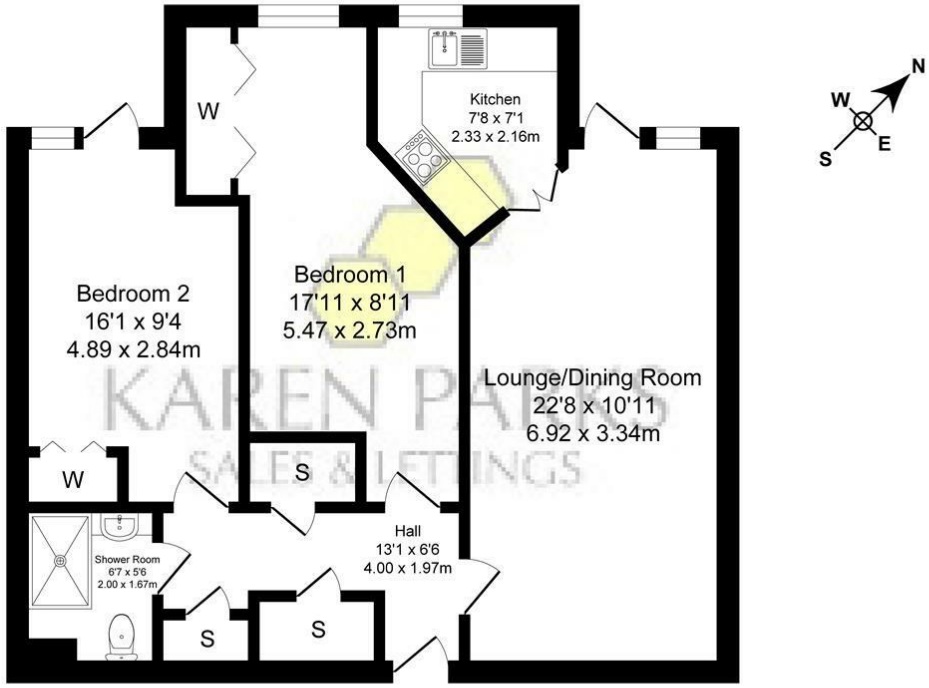
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Hillary Court

Total Approx. Floor Area 783 Sq.ft. (72.7 Sq.M.)

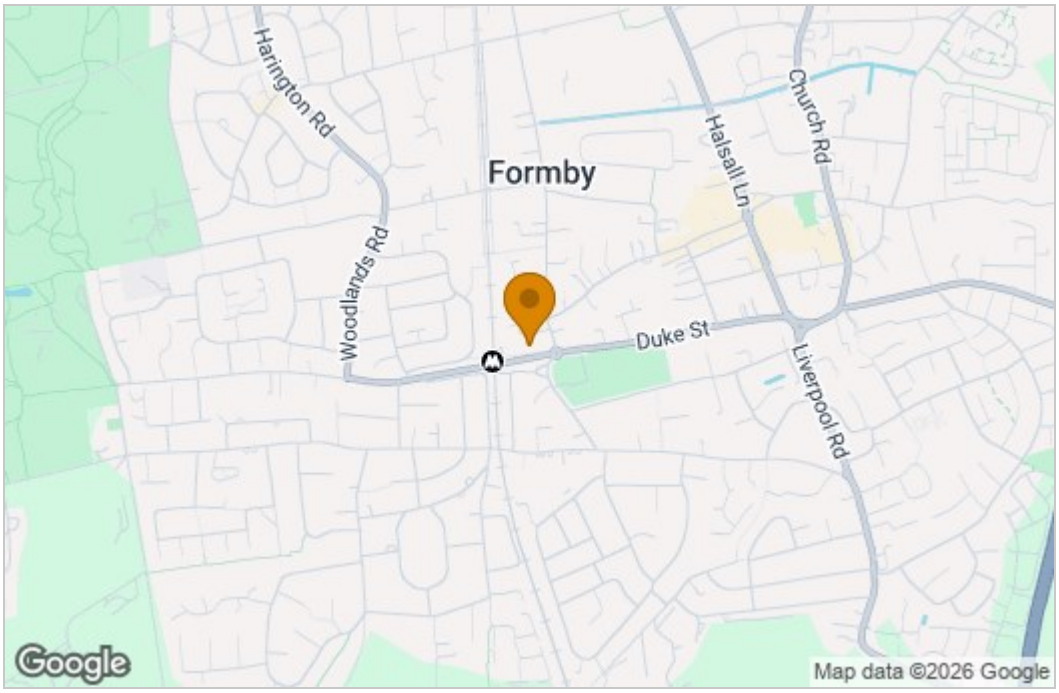
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



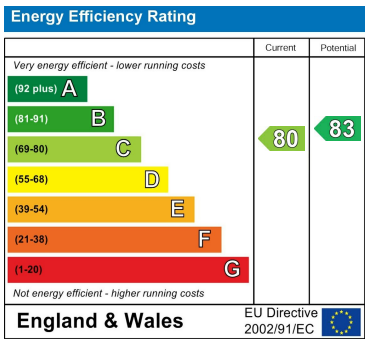
Ground Floor

Approx. Floor
Area 783 Sq.Ft
(72.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

16 Elbow Lane, Formby, Merseyside, L37 4AF
Tel: 01704 835780 Email: sales@karenparks.co.uk http://www.karenparks.co.uk/