KAREN PARKS
SALES & LETTINGS









19 Cross Green Close, Liverpool, L37 4BP

Offers Over £180,000

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom ground floor apartment situated within easy reach of Formby village but in a quiet location. The spacious and bright apartment comprises of it's own front door leading into a hallway with two storage cupboards, a modern kitchen with grey shaker style doors, a large lounge-diner leading out onto the communal gardens, two bedrooms and a shower room. The apartment benefits from a garage providing additional storage. The property is just a short walk into Formby village with all it's many amenities such as cafes, bars, restaurants, swimming pool, gym and hairdressers. It is also with easy reach of a bus route and Formby train station. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Hallway
The bright hallway has one radiator and two built in storage cupboards, one of which contains the gas meter.

Kitchen 12'11" x 6'11" (3.94 x 2.12)




The modern kitchen has a range of grey shaker style wall and base units for storage. There is a sink, two double glazed windows and the boiler is located in here. There will be a washing machine, oven and fridge-freezer included in the sale.

Lounge-Diner 21'10" x 12'11" (6.68 x 3.94)





The louge-diner is an excellent size and has two large double glazed windows allowing an abundance of light to flow in and a door leading out to the communal gardens which is perfect for the summer months. There are two radiators and a feature gas fireplace with surround as a focal point to the room.

Bedroom 1 14'11" x 9'6" (4.55 x 2.90)




The master bedroom is an excellent size and has a row of fitted sliding wardrobes providing plenty of storage, there is one radiator and a double glazed window.

Bedroom 2 10'2" x 9'4" (3.10 x 2.86)




The second bedroom has a built in storage cupboard, one radiator and a double glazed window looking out to the front of the property.

Shower Room 10'2" x 6'10" (3.10 x 2.10)



The shower room comprises of a corner shower cubicle with electric shower, hand wash basin in a vanity unit, WC, double glazed window, heated towel rail and under floor heating.

Outside

Garage



There is a single garage with up and over door to the front which is perfect for additional storage.

Communal Gardens





Surrounding the apartments are beautifully maintained gardens which residents can sit out and enjoy. Leading out from the living room door is a paved area with space for seating to enjoy alfresco dining or a morning coffee and an area laid to lawn surrounded by beds containing a lovely array of plants, flowers and bushes adding colour and privacy.

Outside Storage area
Outside the apartment is a brick built storage area which can be used for garden furniture etc.

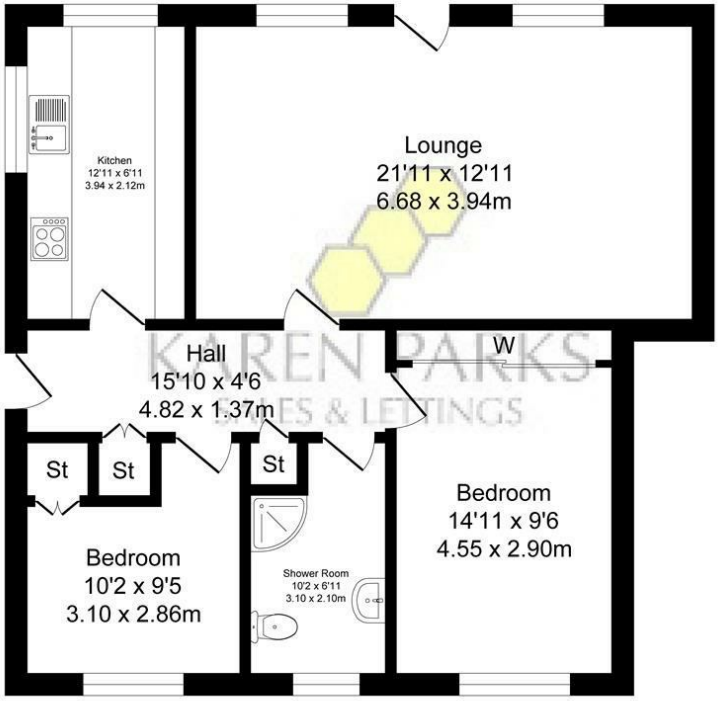
Important Information

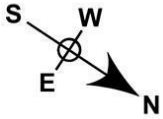
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Cross Green Close
Total Approx. Floor Area 784 Sq.ft. (72.8 Sq.M.)

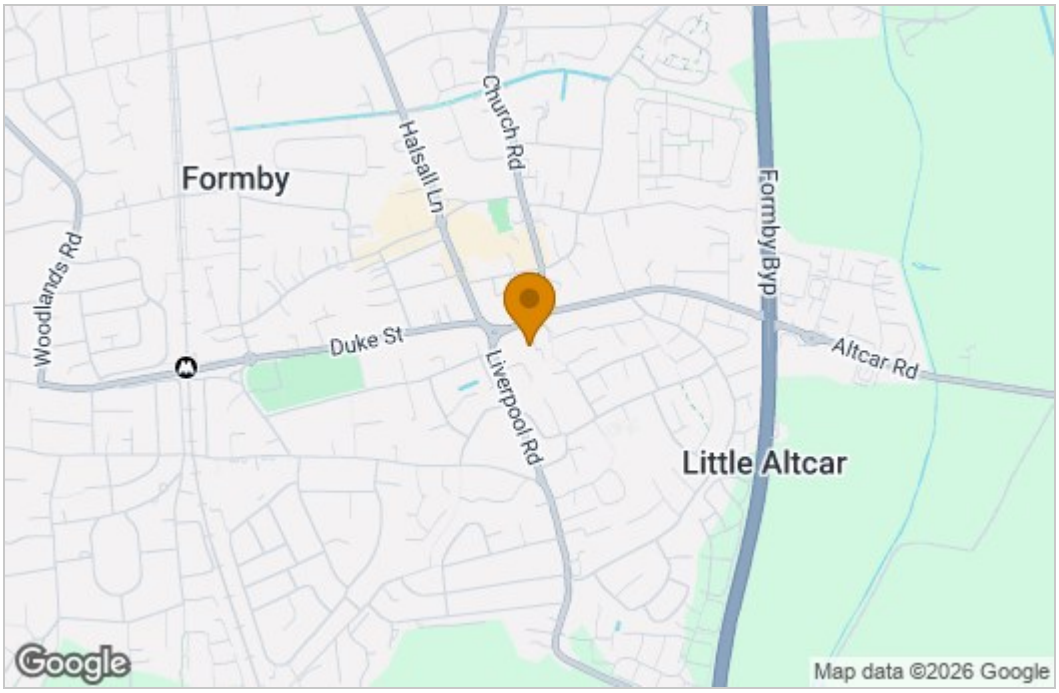
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



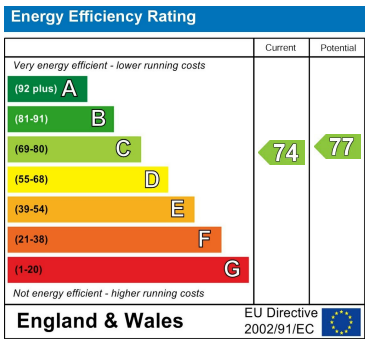


Approx. Floor
Area 784 Sq.Ft
(72.8 Sq.M.)

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.

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