

KAREN PARKS
SALES & LETTINGS



15 York Manor Three Tuns Lane, Liverpool, L37 4FB

£215,000

Karen Parks sales and lettings are delighted to bring to market this two bedroom, ground floor apartment benefitting from a South facing patio. The current owner has updated the apartment with all new modern electric heaters throughout and some aspects of new decoration. The property briefly comprises of: hallway, lounge-diner, recently fitted modern kitchen, two bedrooms and a shower room with large walk in shower. There are two communal lounges, a laundry room and communal gardens to the rear for residents to enjoy. The apartment is conveniently located just a short stroll from Formby village with all it's amenities such as shops, cafes and hairdressers. There are also several bus routes close to the property. Offered for sale **WITH NO ONWARD CHAIN.**

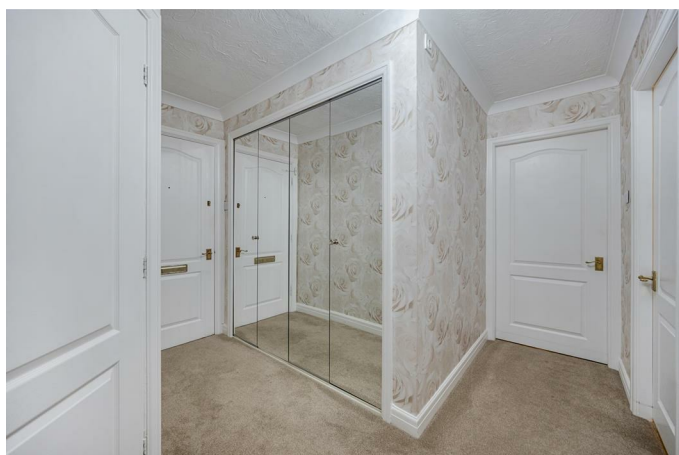
ACCOMMODATION

Communal Hall



Communal entrance accessed via secure telephone and video entry system, with stairs and a lift up to the first floor.

Hallway



The hallway has a wall of mirrored storage cupboards and an additional storage cupboard containing a smaller updated water tank in order to maximise on storage space.

Lounge-Diner 24'7" x 10'3" (7.51 x 3.13)



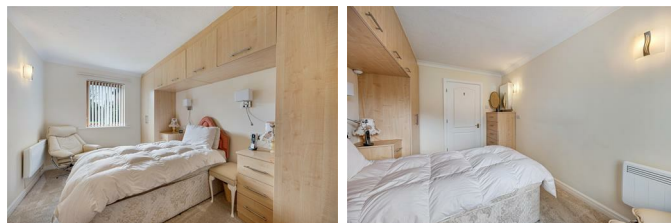
The lounge-diner is a good size and a sunny room with South facing sliding patio doors onto the patio. There are two newly fitted electric heaters and a feature electric fireplace. Access into the kitchen.

Kitchen 7'0" x 6'11" (2.14 x 2.11)



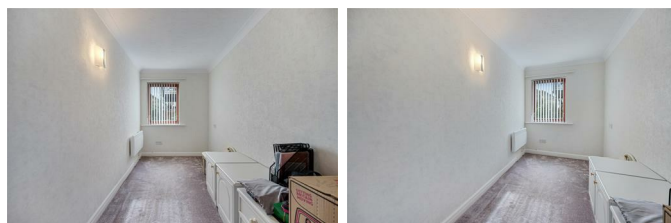
The modern and recently fitted kitchen has a range of gloss wall and base units, stainless steel sink and draining board. Integrated fridge-freezer, oven and electric hob with extractor above.

Bedroom 1 13'10" x 8'10" (4.23 x 2.71)



The master bedroom has been recently decorated and has plenty of storage with a range of fitted wardrobes and drawers in the room. There is one newly fitted electric heater and a window looking over the gardens.

Bedroom 2 13'10" x 6'2" (4.22 x 1.89)



The second bedroom has one fitted cupboard, a new modern electric heater and one window.

Shower Room 6'11" x 6'3" (2.11 x 1.93)



The shower room has a large walk in shower with electric shower, WC, hand wash basin with drawers below and heated towel rail.

Patio



Leading out from a sliding patio door is a paved, South facing private patio which is the perfect space to sit out and enjoy the afternoon sun with a coffee.

Communal Lounge and Laundry



There is a large and beautifully decorated communal lounge where residents can join in with a variety of activities or have a social coffee and a chat with other residents. There is also a second smaller communal sitting area looking out over the gardens.

Outside

Communal Gardens



The communal gardens surrounding the building are excellently maintained and is a great space for residents to sit and enjoy the summer months.

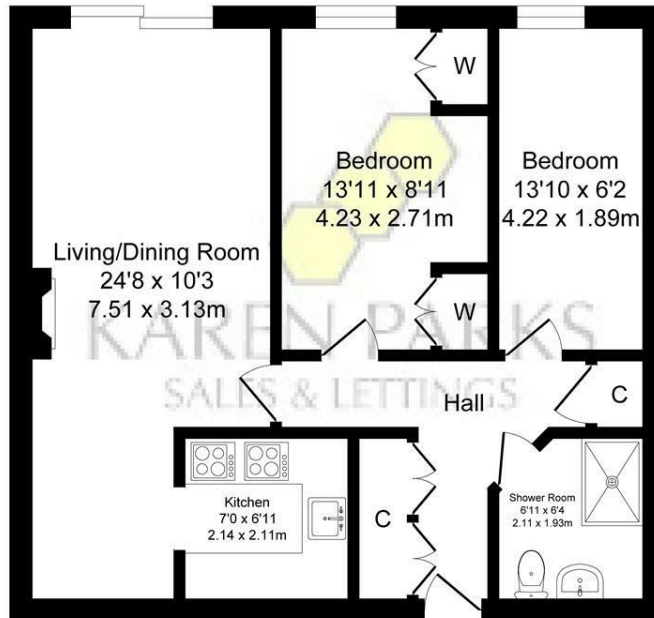
Important Information

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

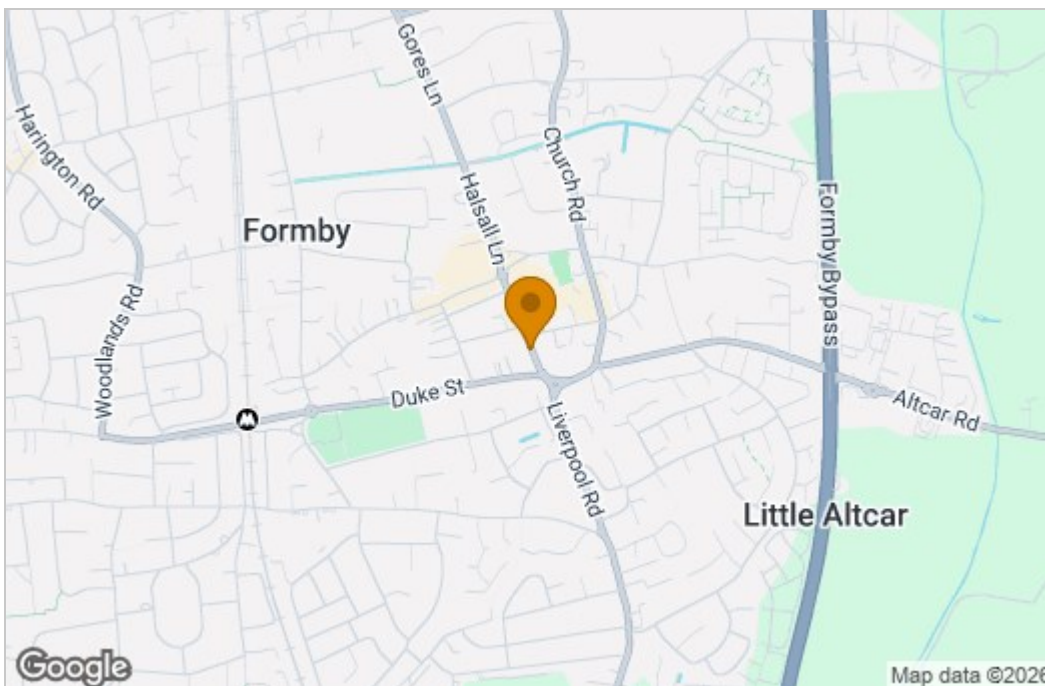
York Manor, Three Tuns Lane, Formby, Total Approx. Floor Area 649 Sq.ft. (60.3 Sq.M.)

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.

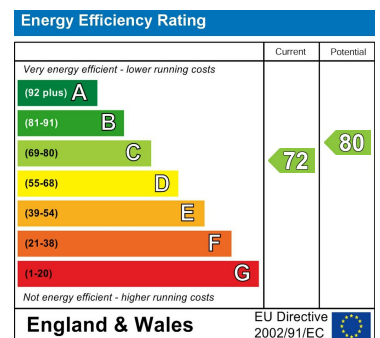


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Area Map



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.