KAREN PARKS
SALES & LETTINGS









20 Kent Road, Liverpool, L37 6BQ

Offers Over £265,000

Karen Parks Sales and Lettings are pleased to offer for sale this three bedroom semi detached house situated in a popular location. The house briefly comprises of: enclosed porch, hallway, WC, a good sized through lounge-diner and a kitchen. To the first floor are two double bedrooms, a single bedroom and a spacious family bathroom with seperate bath and shower. The property also has a loft ladder leading up to a loft storage space with velux window. The front of the property has off road parking and there are mature gardens to the rear with a single garage. The house is situated in a quiet spot meaning you can enjoy the peaceful garden, but still within close proximity of Formby village with all it's amenities such as shops, restaurants and cafes. It is within easy reach of the Formby bypass for those commuting to Liverpool or Southport for work. 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 built in storage cupboard with shelving.

Lounge-Diner 11'9" x 10'5" into 11'9" x 11'1" (3.60 x 3.20 into 3.60 x 3.40)





The through lounge-diner is an excellent size and has a double glazed window to the front of the room and sliding patio doors leading out to the garden allowing an abundance of light to flow through. There are two radiators and a feature electric fireplace as a focal point to the room.

WC



WC with hand wash basin.

Kitchen 14'5" x 7'2" (4.40 x 2.20)





The kitchen has a range of cream wall and base units providing storage for the kitchen. There is a sink with double glazed window above and a door leading out to the garden. There is an integrated dishwasher, oven, grill, microwave, hob, warming drawer and there is a fridge-freezer. Space for washing machine.

First Floor

Landing



The landing has a double glazed window.

Bedroom 1 11'9" x 10'9" (3.60 x 3.30)




The master bedroom is an excellent size and has a double glazed window looking out over the garden and one radiator.

Bedroom 2 11'11" x 10'5" (3.65 x 3.20)
The second double bedroom has one radiator and a double glazed window.

Bedroom 3 7'2" x 6'6" (2.20 x 2.00)



The third bedroom has a double glazed window looking out over the front of the house and one radiator.

Bathroom 7'6" x 7'6" (2.30 x 2.30)





The spacious family bathroom comprises of a bath, large walk in shower, WC, hand wash basin, towel radiator and a double glazed window with obscured glass.

Loft Storage room



Accessed via a loft ladder is a loft storage space with velux window.

Outside

Front Garden
The front of the property has a driveway providing off road parking and there is an area laid to lawn and lined by mature hedges and bushes bordering the two properties.

Rear Garden







Leading out through sliding doors is a large paved patio area with space for seating this leads onto an area laid to lawn with mature bushes and an apple tree lining the edge of the garden. There is a further paved area to the rear of the garden.

Garage
There is a single garage situated to the rear of the garden with access to both the front and rear of the garage.

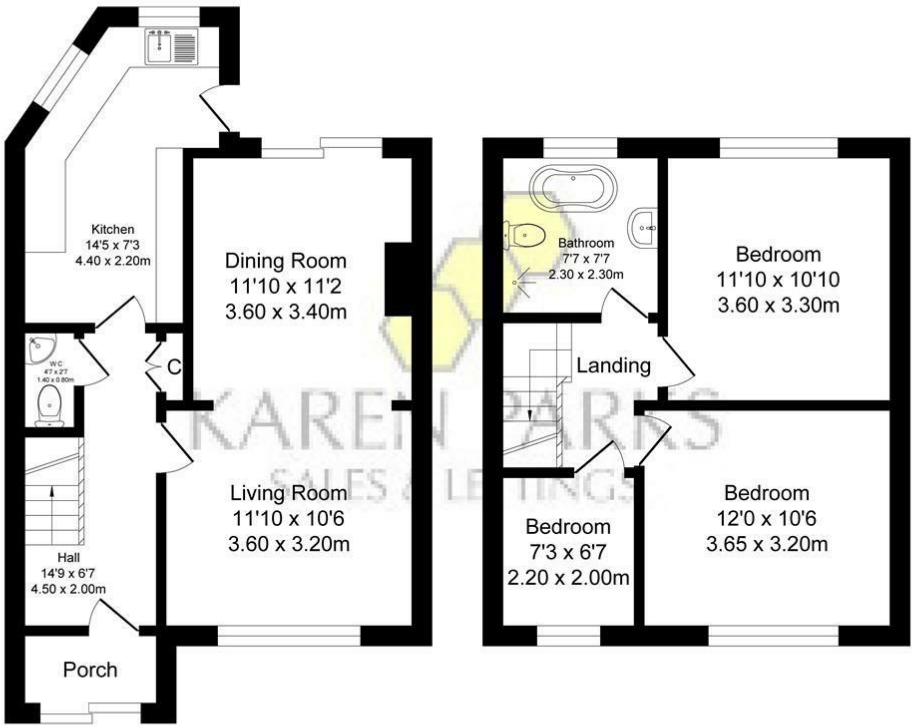
Important Information
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are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

Kent Road, Formby

Total Approx. Floor Area 932 Sq.ft. (86.6 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.



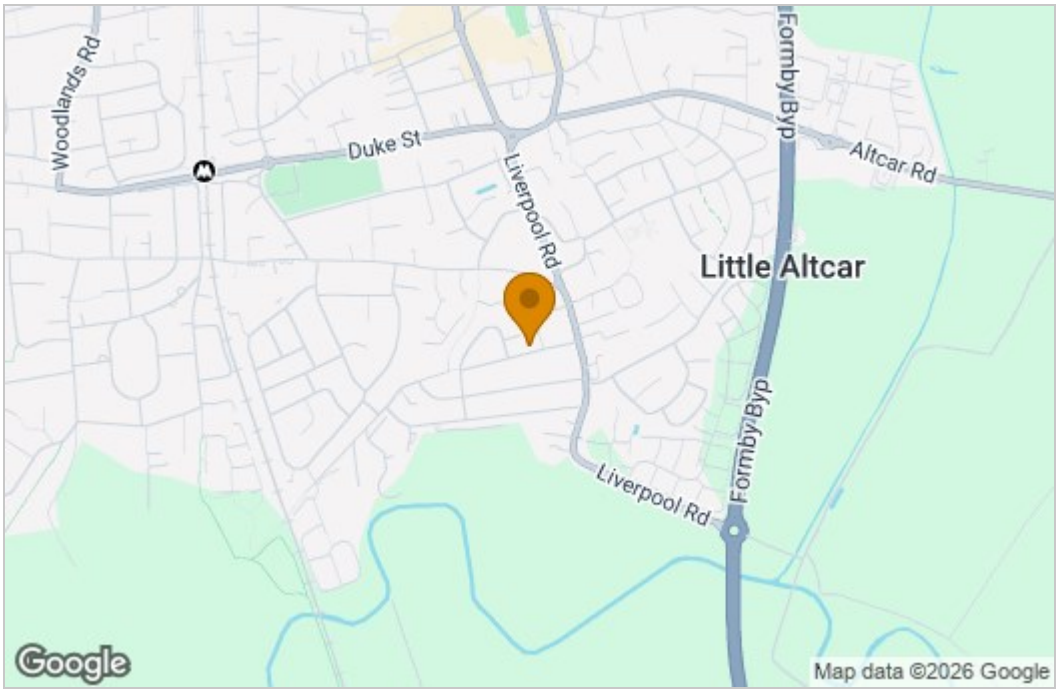
Ground Floor

Approx. Floor Area 503 Sq.Ft (46.7 Sq.M.)

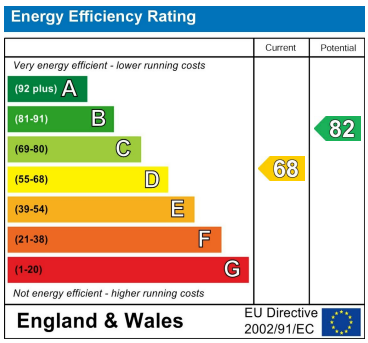
First Floor

Approx. Floor Area 429 Sq.Ft (39.9 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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