

KAREN PARKS
SALES & LETTINGS



49 Watchyard Lane, Liverpool, L37 3JT
Offers Over £235,000

Karen Parks Sales and Lettings are pleased to bring to market this deceptively spacious two bedroom semi detached bungalow, situated in a quiet but convenient location. The bungalow would be perfect for a couple or individual looking to downsize but still have the benefit of a garden. This property briefly comprises of: enclosed porch, hallway, two double bedrooms with fitted wardrobes to the master bedroom, a modern shower room, lounge with feature fireplace, conservatory with space for a dining area and a kitchen. There is off road parking to the front of the bungalow, a single garage and lovely sunny West facing gardens to the rear. The bungalow is within a stones throw of a bus stop for those who do not driving making it is easy to travel around Formby and within walking distance of local shops, hairdressers, restaurant, florist and butchers for local convenience.

ACCOMMODATION

Enclosed Porch

There is an enclosed porch leading into the hallway.

Hallway



The hallway has one radiator and a loft hatch.

Bedroom 1 14'11" x 8'11" (4.57 x 2.74)



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

Bedroom 2 11'6" x 10'11" (3.53 x 3.35)



The second double bedroom has a double glazed box bay window looking out to the front of the property and one radiator.

Shower Room 7'5" x 6'4" (2.28 x 1.95)



The shower room comprises of a shower cubicle with sliding door and two shower heads, hand wash basin with drawers below, WC, towel radiator and a double glazed window.

Lounge 16'0" x 12'5" (4.88 x 3.80)



The generous size lounge has a feature gas fireplace as a focal point to the room, one radiator and double doors opening into the conservatory.

Conservatory 19'10" x 7'10" (6.06 x 2.40)



The conservatory is a perfect place for a dining table and to enjoy views of the beautiful sunny rear garden. There are patio doors leading out to the garden and a single door to the side and one radiator. There is access to both the kitchen and the lounge from here.

Kitchen 8'11" x 7'5" (2.73 x 2.28)



The kitchen has a range of cream wall and base units

providing storage, there is a sink with double glazed window above and the boiler is located in here. There is space for an oven, washing machine, slimline dishwasher and fridge.

Outside

Front Garden

The front of the property has a paved driveway providing off road parking and leading up to double wooden gates to the side of the bungalow. There is an area laid to lawn and bordered by bushes and shrubs giving curb appeal and providing privacy to the front of the property.

Rear Garden



The sunny West facing garden has been well maintained by the current owners and has a paved patio leading out from the conservatory that provides a lovely space for seating to enjoy a coffee or some alfresco dining. This leads onto an area laid to lawn and bordered with beds containing flowers and bushes.

Garage 15'8" x 12'5" (4.80 x 3.80)



There is a single garage with up and over door to the front and window to the side. There is power and light in the garage.

Important Information

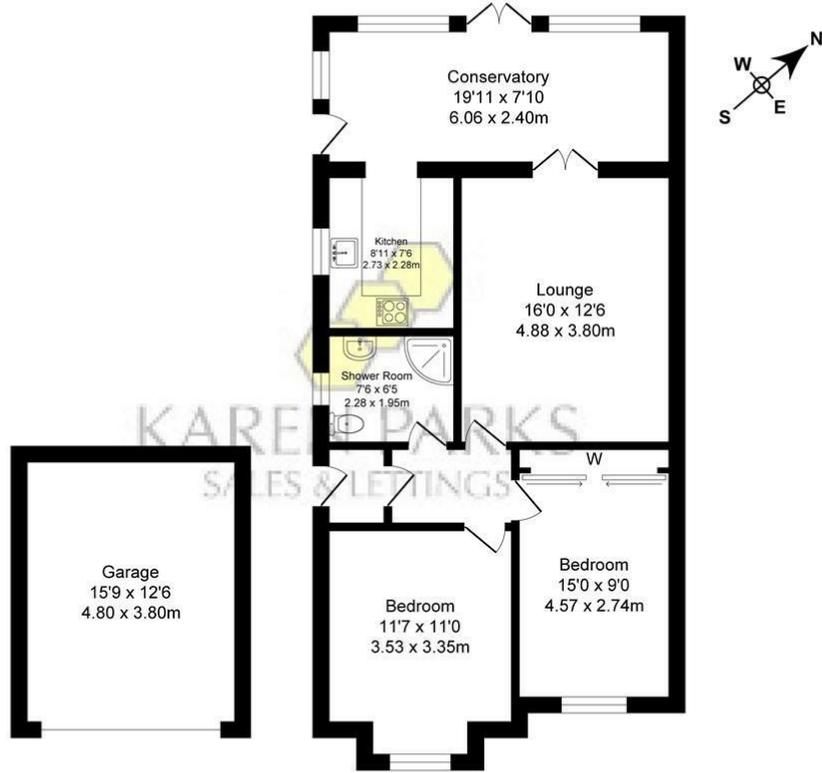
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Waywatch Lane Total Approx. Floor Area 1049 Sq.ft. (97.4 Sq.M.)

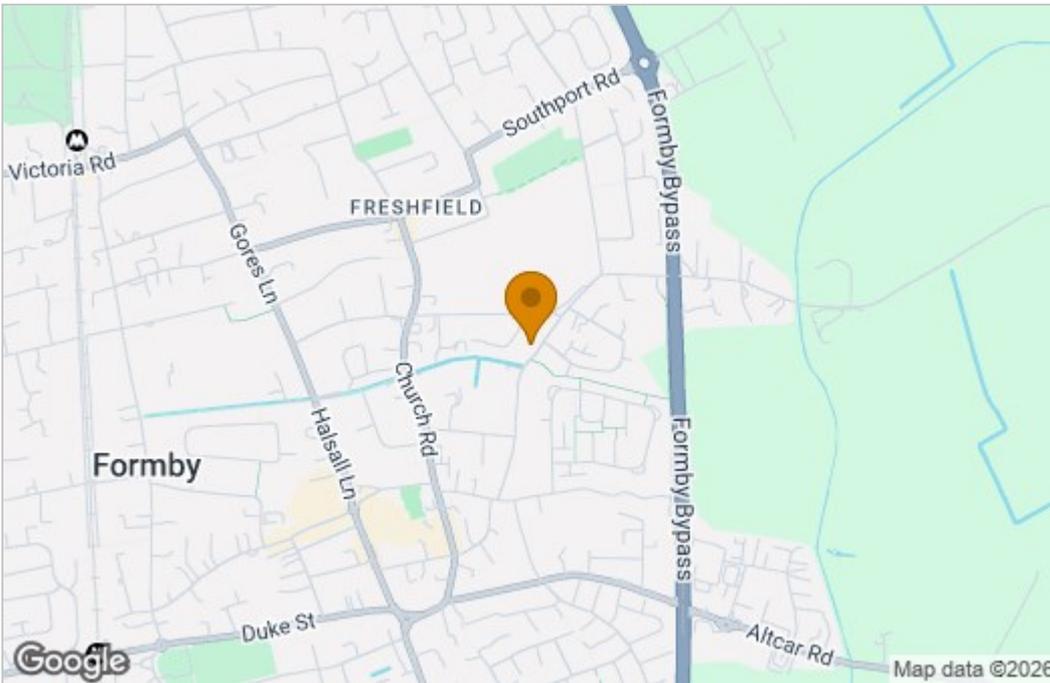
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



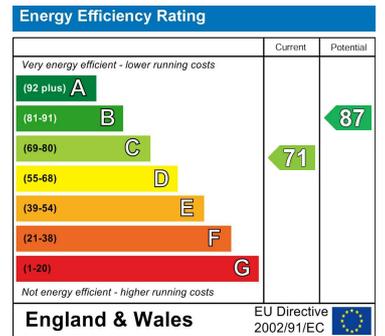
Garage
Approx. Floor Area 196 Sq.Ft (18.2 Sq.M.)

Ground Floor
Approx. Floor Area 853 Sq.Ft (79.2 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.