



KAREN PARKS
SALES & LETTINGS



28 Dunes Drive, Liverpool, L37 1PF
Offers Over £575,000

Karen Parks Sales and Lettings are delighted to offer for sale this immaculately presented three bedroom bungalow offering beautiful curb appeal and sunny rear gardens. This turn key property briefly comprises of: enclosed porch, hallway, lounge with bi-fold doors opening out into the garden and a kitchen-diner. The master bedroom benefits from an ensuite shower room, there are a further two bedrooms and family bathroom with separate bath and shower. The front of the property offers ample off road parking, there is a garage and beautifully maintained, sunny South facing gardens to the rear. The bungalow is situated in a popular location just a stones throw away from the Pinewoods and nature reserve. It is just a short walk to local amenities such as shops, cafes, hairdressers, pharmacy and transport links such as a bus route and Freshfield Station. Early viewing is advised to fully appreciate the property and gardens on offer.

ACCOMMODATION

Enclosed Porch

Enclosed porch leading into the hallway.

Hallway



The welcoming hallway has beautifully paneled walls, one radiator, a built in storage and loft hatch with pull down ladder.

Lounge 18'2" x 11'11" (5.55 x 3.65)



The spacious lounge has bi-fold doors opening out into the beautiful sunny garden, and there are a further two double glazed windows to the side allowing additional light to flow in. There is one upright wall radiator and an electric feature fireplace as a focal point to the room.

Kitchen-Diner 16'0" x 13'2" (4.89 x 4.02)



The open plan kitchen-diner space is excellent for entertaining guests or family meals. There are a range of wall and base units providing plenty of storage, there is a sink with boiling water tap and double glazed window above, door to the side and double patio doors opening out into the garden. There is an integrated fridge-freezer, dishwasher, washing machine, gas hob and oven.

Bedroom 1 11'8" x 10'2" (3.58 x 3.10)



The master bedroom has a row of fitted wardrobes providing storage, one radiator, a double glazed window with fitted shutters and door to ensuite.

Ensuite 8'6" x 7'6" (2.61 x 2.31)



The ensuite has a shower cubicle with sliding door and two shower heads, WC, hand wash basin heated towel rail and double glazed window.

Bedroom 2 12'0" x 11'9" (3.66 x 3.59)



The second spacious double bedroom has an array of fitted wardrobes and drawers providing plenty of storage, one radiator and a double glazed window with shutters.

Bedroom 3 11'9" x 7'0" (3.60 x 2.15)



The third bedroom has a double glazed window looking out to the side of the property and one radiator.

Bathroom 8'2" x 7'11" (2.51 x 2.42)



The family bathroom comprises of a bath, sink with drawers below, WC, a separate shower cubicle with sliding door and two shower heads, heated towel rail, two double glazed windows and built in cupboard with shelving.

Outside

Front garden

The front of the property has a large block paved in and out driveway providing off road parking for a number of cars. There is a bed to the front of the driveway containing colourful flowers and plants giving kerb appeal to the property.

Rear garden



Leading out from the bi-fold doors into the sunny South facing garden is a large paved patio area with plenty of space for seating to enjoy some alfresco dining. This leads onto an area laid to lawn with a further patio area to the corner of the garden.

Surrounding the lawn are well stocked beds containing a lovely array of mature and colourful plants, flowers, bushes and shrubs that have been very well maintained by the current owners and offering privacy to the garden.

Garage 17'3" x 8'2" (5.26 x 2.50)

There is access to the garage both from an up and over door to the front and a door to the rear from the garden.

Utility Outbuilding

Leading out from the side door in the kitchen is a utility outbuilding with power, a fridge-freezer and space for a dryer.

Important Information

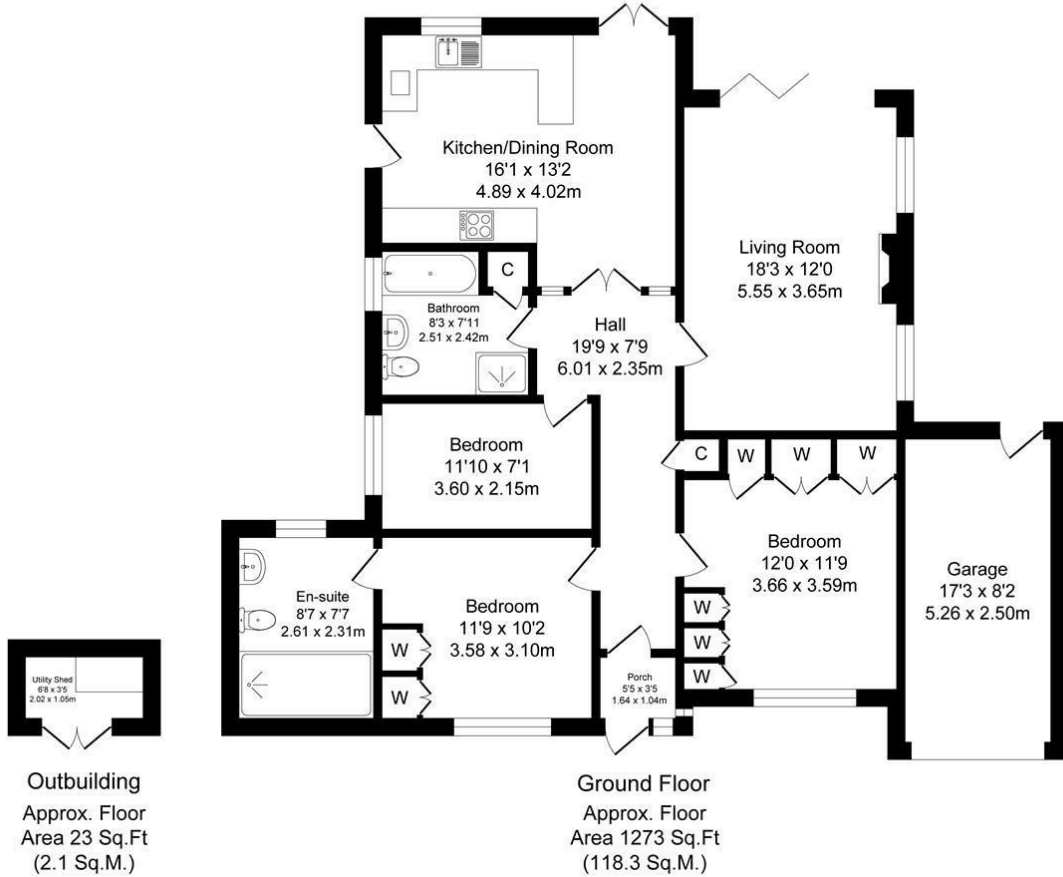
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

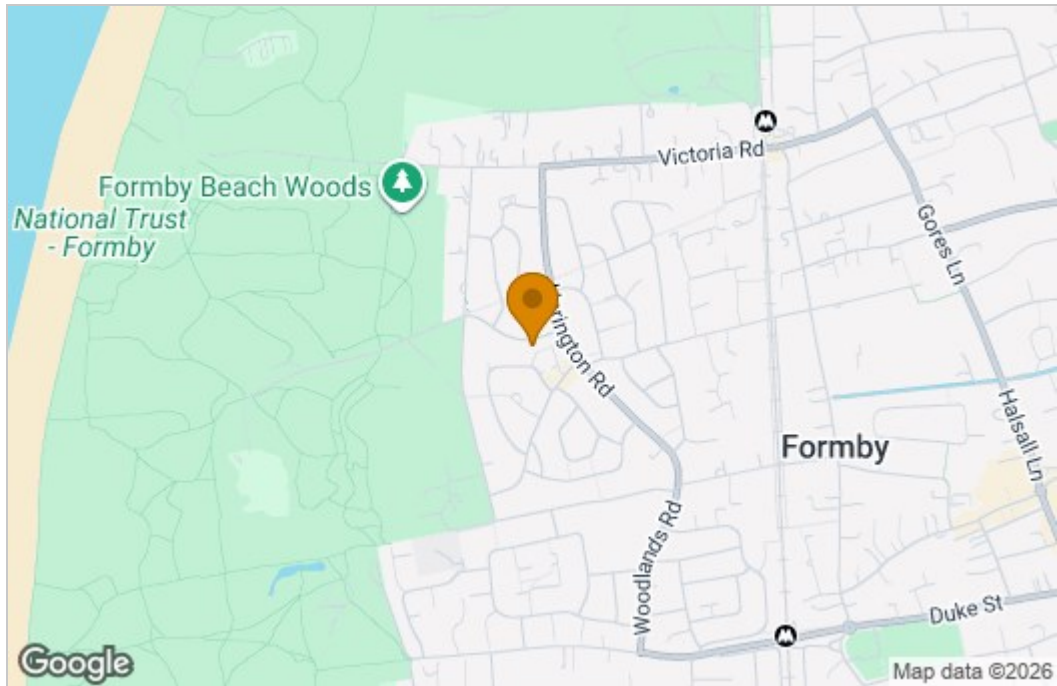
Dunes Dr, Formby, Liverpool

Total Approx. Floor Area 1296 Sq.ft. (120.4 Sq.M.)

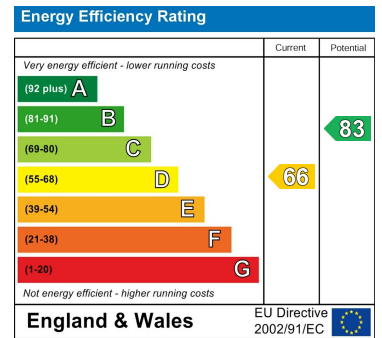
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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