

**KAREN PARKS**  
SALES & LETTINGS



**1 Rostron Crescent, Liverpool, L37 2ET**  
**Offers Over £350,000**

Karen Parks Sales and Lettings are pleased to bring to market this three bedroom semi detached dormer bungalow.

This deceptively spacious property offers a versatile layout making it suitable for a wide range of buyers. The bungalow briefly comprises of: enclosed porch, hallway, two double bedrooms to the front of the property, a modern and recently fitted shower room, dining room, living room, kitchen and utility. To the first floor is a spacious master bedroom with ensuite shower room and walk in wardrobe. There is a driveway to the front of the property and a double garage to the rear with beautifully kept gardens. The property is situated in a quiet location but still within easy reach of local amenities such as Formby train station, shops, cafes and hairdressers. It is also just a short walk to the beach and Nature Reserve. Offered for sale with NO ONWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

Enclosed porch leading into the hallway.

#### Hallway

The hallway has a radiator and stairs to the first floor.

#### Dining Room 12'5" x 11'9" (3.80 x 3.60)



The dining room has one radiator, a double glazed window and double doors opening into the lounge making it an excellent space for socialising.

#### Living Room 16'4" x 12'5" (5.00 x 3.80)



The living room is a bright space with sliding patio doors opening out into the garden. There is one radiator, a feature gas fireplace as a focal point to the room and an understairs storage cupboard containing the meters.

#### Kitchen 11'9" x 8'2" (3.60 x 2.50)



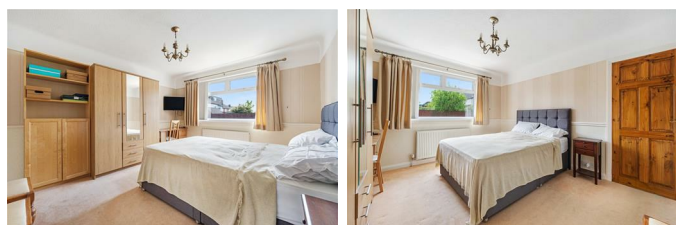
The kitchen has a range of wall and base units providing plenty of storage. There is a sink, integrated gas hob, extractor, oven, grill and fridge. There is space for a dishwasher, three double glazed windows and a radiator. Door to utility.

#### Utility Room 6'6" x 10'9" (2.00 x 3.28)



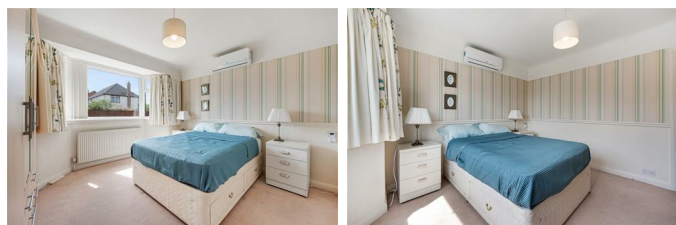
The utility room has space for a washing machine, some shelving for storage and a door leading out to the garden.

#### Bedroom 2 13'1" x 11'1" (4.00 x 3.40)



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

#### Bedroom 3 11'9" x 9'10" (3.60 x 3.00)



The third double bedroom has a large double glazed bay window, one radiator, and an air conditioning/heating unit.

#### Shower Room 8'6" x 6'6" (2.60 x 2.00)



The modern and recently fitted shower room has a large walk in shower, hand wash basin with drawers below, WC, heated towel rail and storage cupboard with shelving and containing the boiler.

### First Floor

## Landing



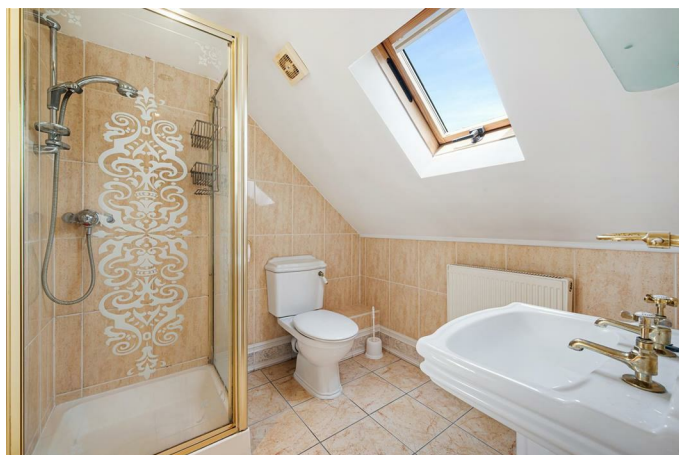
Leading up to the first floor the landing has a loft hatch and access into eaves storage space.

## Bedroom 1 17'8" x 17'8" (5.40 x 5.40)



The master bedroom is an excellent size and has one double glazed window to the side, a velux window and one radiator.

## Ensuite 6'6" x 6'6" (2.0 x 2.0)



The ensuite comprises of a shower cubicle, WC, hand wash basin, radiator and a velux window. Door to walk in wardrobe.

## Walk in Wardrobe



The walk in wardrobe has fitted rails for clothing and access into eaves storage.

## Outside

### Front Garden

The front of the bungalow has a paved driveway for off road parking leading up to double wooden gates with access through to the double garage. There is a stoned area with a pathway, an area laid to lawn with some mature low level hedges and flowers giving curb appeal.

### Rear Garden



The rear garden has a large paved patio to the side of the property which is a real sun trap and offers plenty of space for seating to enjoy some alfresco dining. There is a area laid to lawn which is boarded to the side and rear by beds containing an array of well kept, mature hedges and bushes providing privacy to the garden.

### Double Garage



Situated to the rear of the property is a detached double garage, which very few properties offer. There is power and light and space for a fridge-freezer and dryer.

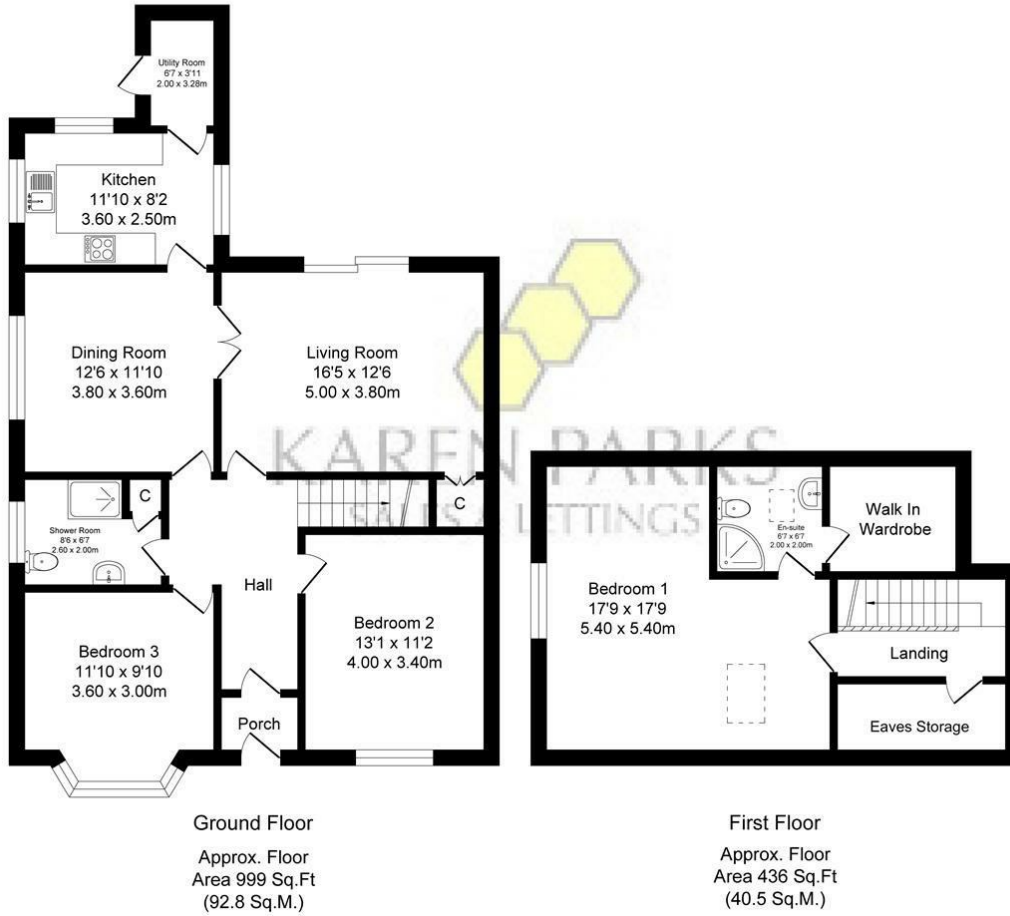
**Important Information**

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.

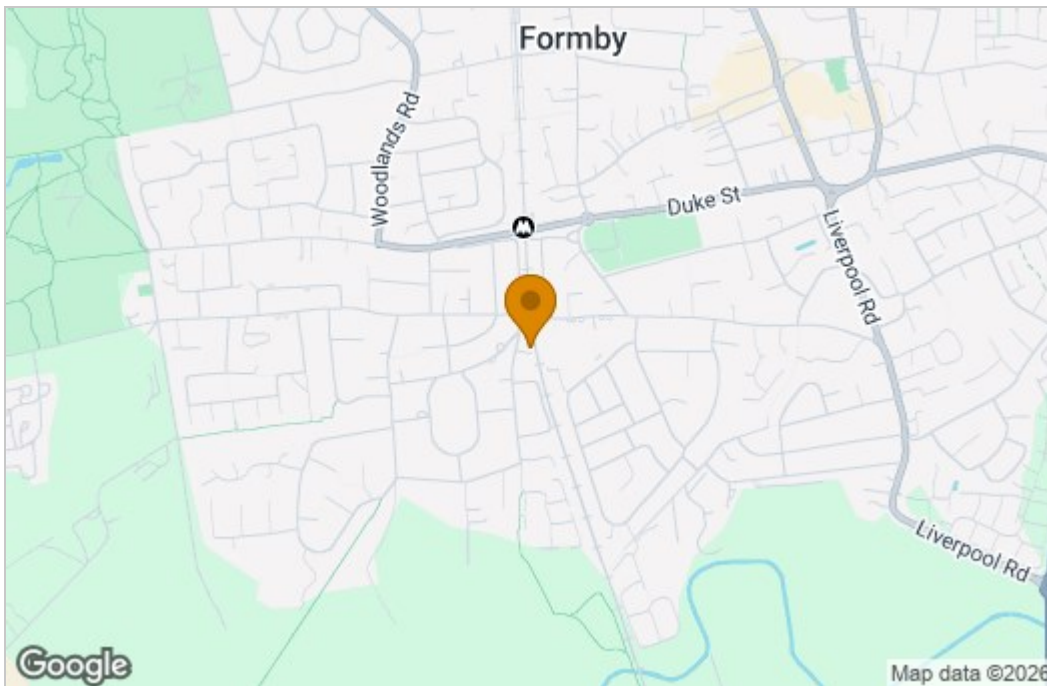
# Floor Plan

## Rostron Crescent, Formby Total Approx. Floor Area 1435 Sq.ft. (133.3 Sq.M.)

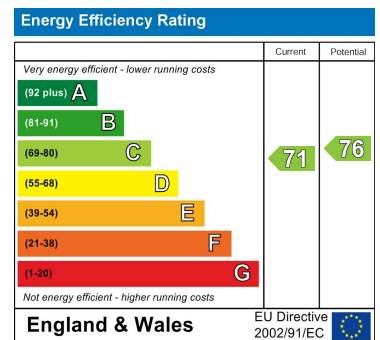
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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.