



KAREN PARKS
SALES & LETTINGS



125 Church Road, Formby, Liverpool, L37 3ND
Offers Over £160,000

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom first floor apartment which would be perfect for a first time buyer, those looking to downsize or alternatively as a buy to let.

The property briefly comprises of: communal entrance with stairs to the first floor, hallway, two bedrooms, a good size lounge-diner, kitchen and bathroom. The apartment benefits from a garage and there is communal parking and gardens surrounding the building. It is situated in an excellent location close to local amenities such as shops, hairdressers, restaurants and butchers. It is also close to a bus route for those who are commuting. Offered for sale WITH NO ONWARD CHAIN.

ACCOMODATION

Communal Entrance



The communal entrance gives access to the two first floor apartments. There is an under stairs cupboard containing the meters and door leading out to the rear of the building where the garages are situated.

Hallway



The hallway has one radiator and access into all rooms.

Kitchen 9'3" x 7'9" (2.82 x 2.38)



The kitchen has a range of wall and base units for storage and a larger cupboard containing the boiler. There is a sink with double glazed window above and space for fridge-freezer, oven and plumbing for a washing machine.

Lounge-Diner 15'10" x 10'2" (4.85 x 3.10)



The lounge-diner is a good size and has a large double glazed window allowing in plenty of light, one radiator and a feature modern electric fireplace as a focal point to the room.

Bedroom 1 11'11" x 10'2" (3.65 x 3.10)



The master bedroom is a good size double room with one radiator and a double glazed window looking over the rear.

Bedroom 2 9'2" x 8'9" (2.80 x 2.68)



The second bedroom has one radiator and a double glazed bay window.

Bathroom 7'3" x 5'9" (2.22 x 1.76)



The bathroom comprises of a corner bath with shower head attachment, hand wash basin, WC and double glazed window.

Outside

Garage 16'4" x 8'2" (5.00 x 2.50)



There is a single garage with up and over garage door.

Communal Gardens and Parking

To the rear of the building is communal parking for residents and surrounding the building are well maintained gardens that are laid to lawn which residents are welcome to enjoy.

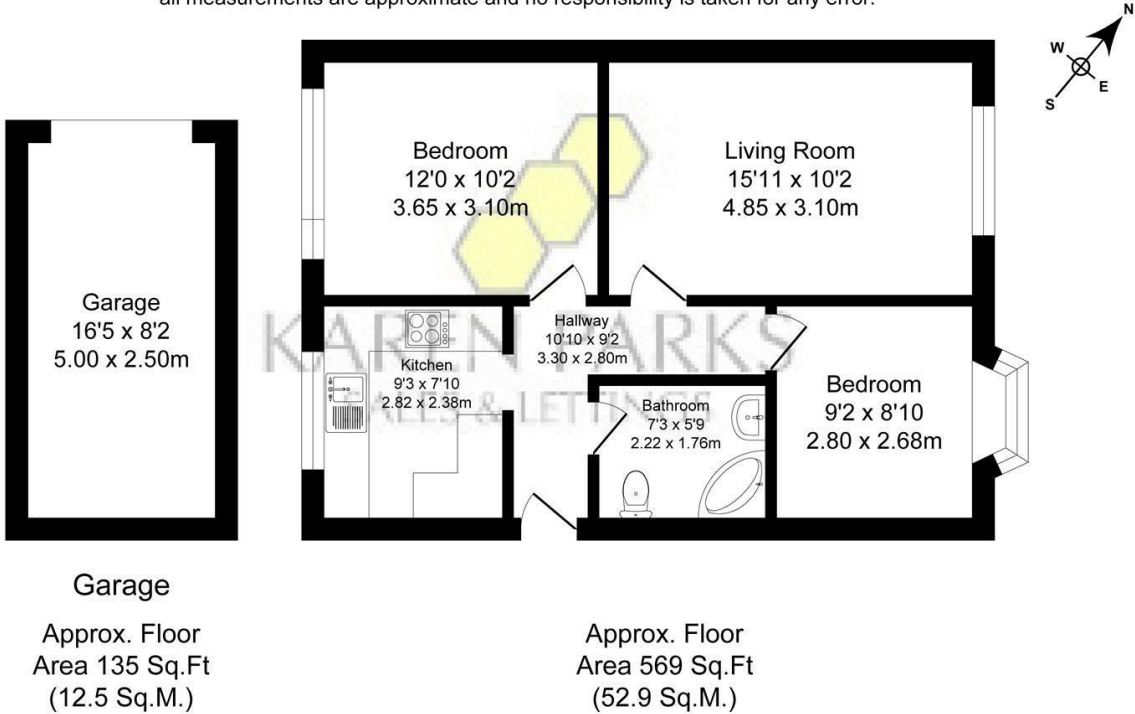
Important Information

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.

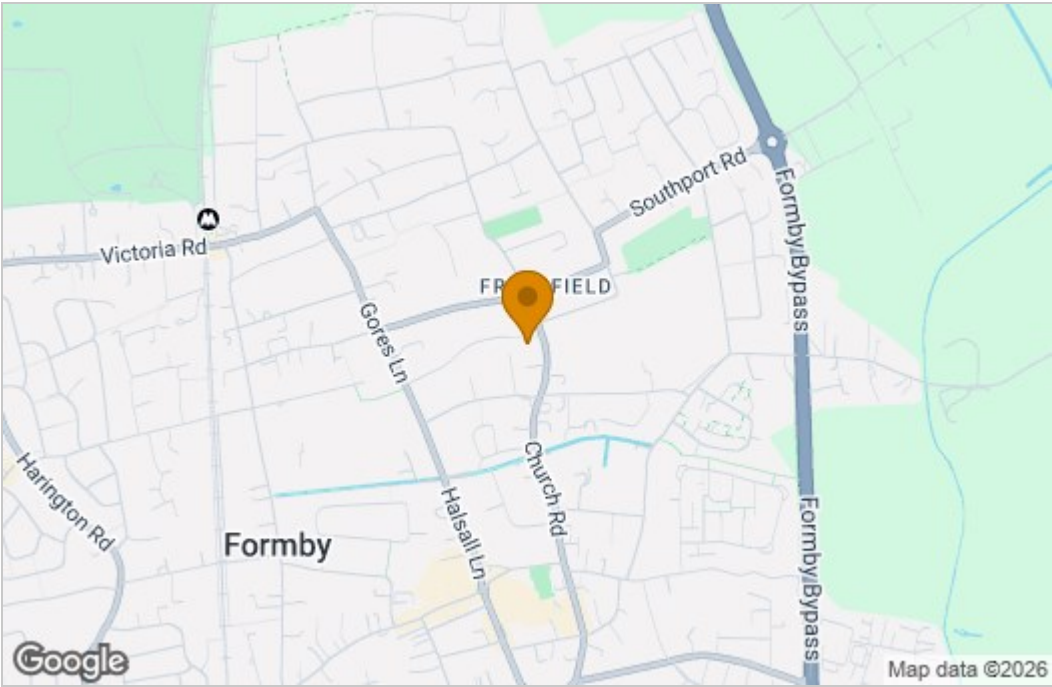
Floor Plan

Piercefield Court, 125 Church Road, Formby, L37 3ND
Total Approx. Floor Area 704 Sq.ft. (65.4 Sq.M.)

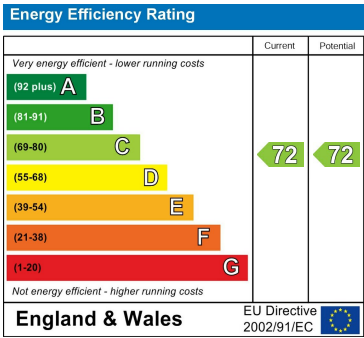
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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