



KAREN PARKS
SALES & LETTINGS



53 Redgate, Liverpool, L37 4EP
Asking Price £330,000

Karen Parks Sales and lettings are delighted to offer for sale this spacious three bedroom detached bungalow, situated on an excellent corner plot with sunny gardens to the rear and side. The property briefly comprises of porch, hallway, lounge, kitchen-diner, three bedrooms and a family bathroom with seperate bath and shower. There is a large driveway with space for four cars to be parked and also an additional paved driveway in front of the garage to the right hand side of the property. There are extensive gardens to the rear and side of the house to enjoy in the summer months. The bungalow is situated close to local amenities such as shops, hairdressers, a local school and bus route. It is within walking distance of Formby village with all it's shops, cafes and restaurants.

ACCOMMODATION

Porch



Enclosed porch leading into the hallway.

Hallway



The hallway has a built in cupboard and drawers for storage, one radiator and a loft hatch.

Lounge 18'0" x 12'7" (5.50 x 3.86)



The lounge is a lovely bright space with three double glazed windows allowing an abundance of light to flow through. There is a feature gas fireplace as a focal point to the room and one radiator.

Kitchen-Diner 18'0" x 10'4" (5.50 x 3.15)



The open plan kitchen-diner is perfect for family living with space for a dining table. There are a range of wall and base units providing plenty of storage and

the boiler is located in here. There is a sink, oven, gas hob and integrated fridge. There is space for a washing machine. There are two double glazed windows allowing in light and one radiator.

Bedroom 1 12'5" x 11'1" (3.80 x 3.40)



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

Bedroom 2 12'5" x 9'2" (3.80 x 2.80)



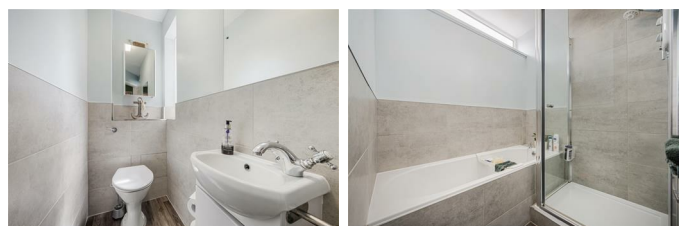
The second double bedroom has one radiator and two double glazed windows allowing in light.

Bedroom 3 9'10" x 6'10" (3.00 x 2.10)



The third bedroom has one radiator and a double glazed window.

Bathroom



The family bathroom comprises of a WC, hand wash basin with cupboard below, bath, shower cubicle with electric shower, heated towel rail and two double glazed windows.

Outside

Front Garden

There is a large grey slate driveway with space for four cars to park off road. There is an area laid to lawn in front of the lounge window which is lined with beds containing a beautiful array of colourful flowers giving curb appeal.

Rear Garden



The property is situated on a large corner plot with gardens spanning to the rear and side of the bungalow that have been immaculately maintained. Leading out from the side of the property is a patio area with space for seating which extends round to the rear. There is a large area laid to lawn with beds containing plants, bushes and shrubs giving colour to the garden. The large corner plot offers excellent sized gardens to sit out and enjoy in the summer months and also the opportunity for potential extension to the property subject to appropriate planning and building regulations.

Garage



There is a garage situated to the right of the property which can be accessed both from the front via double garage doors and also to the rear. There is a second paved driveway in front of the garage with space for a car to park.

Important Information

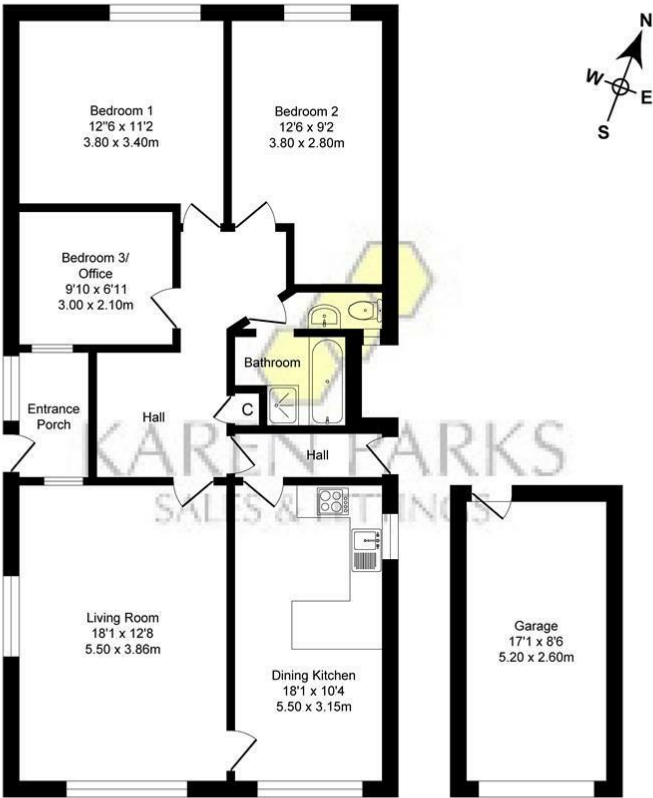
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Redgate, Formby
Total Approx. Floor Area 1159 Sq.ft. (107.7 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.



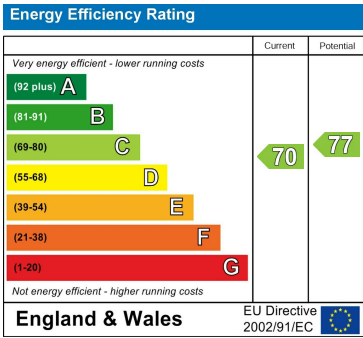
Approx. Floor Area 1014 Sq.Ft (94.2 Sq.M.)

Garage
Approx. Floor Area 145 Sq.Ft (13.5 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.