



**KAREN PARKS**  
SALES & LETTINGS



**189 Park Road, Liverpool, L37 6EN**

**Offers Over £275,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached property, perfect for a couple or family and situated in a popular area. The house briefly comprises of: enclosed porch, hallway, open plan lounge-diner and a kitchen. To the first floor are three bedrooms and a spacious family bathroom. There is a driveway to the front of the house and the property benefits from a garage and gardens to the rear. The property is located in a popular area close to Formby station and village with all it's amenities such as shops, cafes, restaurants, swimming pool and gym. It is within easy rear of local Primary and Secondary schools making it perfect for a family and walking distance of the Nature reserve and beach. Offered for sale WITH NO ONWARD CHAIN.

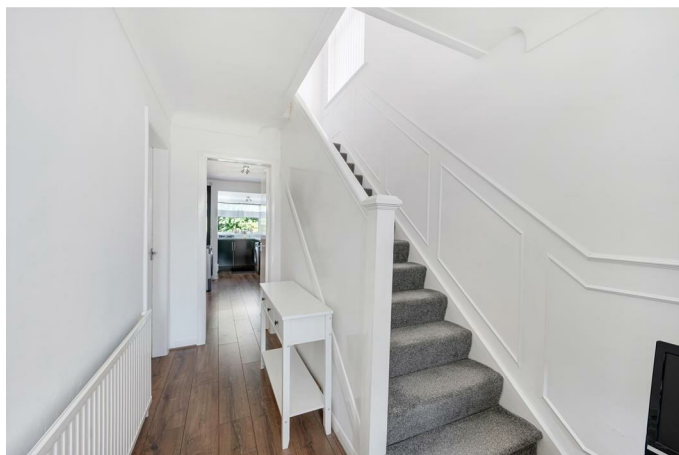
## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

Enclosed porch leading into the hallway.

#### Hallway



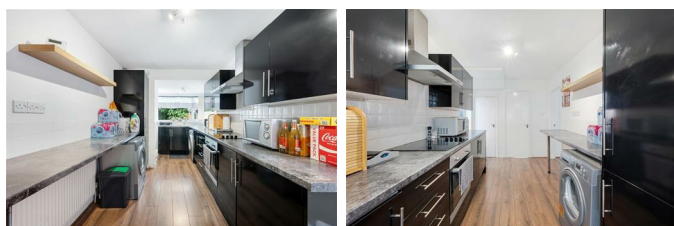
The hallway has one radiator and an a window allowing light into the hall.

#### Lounge-Diner 12'11" x 10'11" into 11'10" x 9'10" (3.96 x 3.33 into 3.62 x 3.01)



The open plan lounge-diner is the perfect space for family living and a lovely bright room with a double glazed window to the front of the property and a second one to the rear allowing an abundance of light to flow through. There are two radiators and a feature fireplace to the living area as a focal point to the room.

#### Kitchen 18'2" x 7'6" (5.56 x 2.31)



The kitchen has a range of black gloss wall and base units providing storage for the kitchen, as well as a large under stairs storage cupboard. There is a sink with double glazed window above, door to the side out the garden and the boiler is situated here and one radiator. There is an integrated oven, hob, extractor, fridge and freezer and breakfast bar with space for bar stools. There is space for a washing machine.

### First Floor

### Landing



The landing has a double glazed window with obscured glass allowing in light.

#### Bedroom 1 13'0" x 10'11" (3.97 x 3.34)



The master bedroom is an excellent size and has one radiator and a double glazed window.

#### Bedroom 2 12'1" x 9'10" (3.70 x 3.01)



The second double bedroom has one radiator and a double glazed window looking out over the rear garden.

#### Bedroom 3 8'7" x 6'8" (2.64 x 2.04)

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

### **Bathroom 8'7" x 7'6" (2.64 x 2.30)**



The spacious bathroom comprises of P shaped bath with over head shower, WC, hand wash basin, two double glazed windows and a radiator.

### **Outside**

#### **Front Garden**

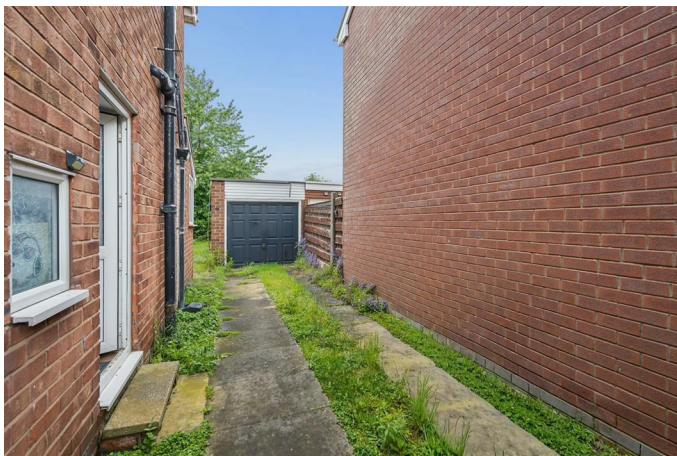
The front of the property has a paved driveway providing off road parking and leading up to wooden gates. There is an area laid to lawn and some mature bushes to the front of the property.

#### **Rear Garden**



The rear of the property has a small paved patio area providing space for seating, which leads onto a large area laid to lawn. To the rear of the garden are some tree's and bushes providing privacy to the house and garden.

### **Garage**



Single garage with up and over door to the front and window to the side.

### **Important Information**

We take every care in preparing our sales details.

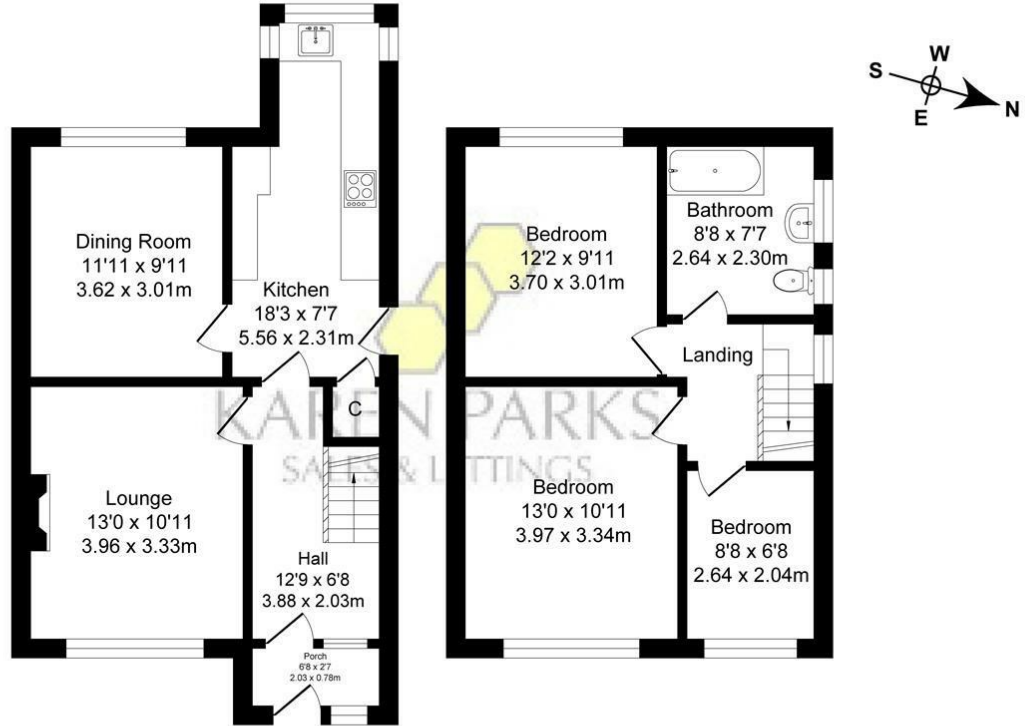
They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets 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

## Park Road, Formby

Total Approx. Floor Area 964 Sq.ft. (89.6 Sq.M.)

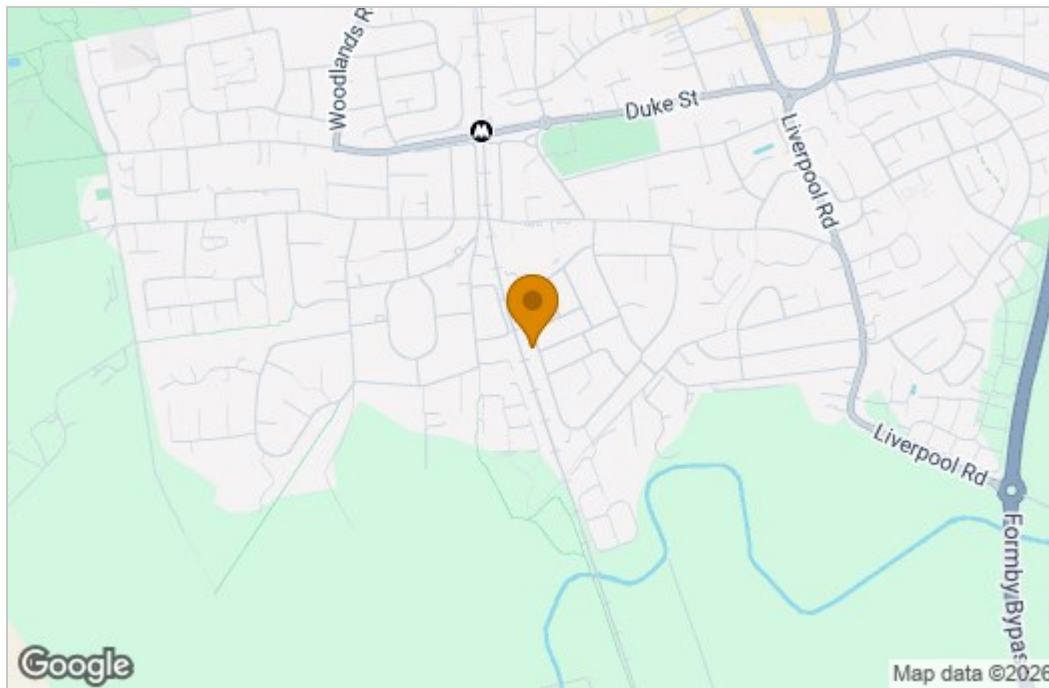
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



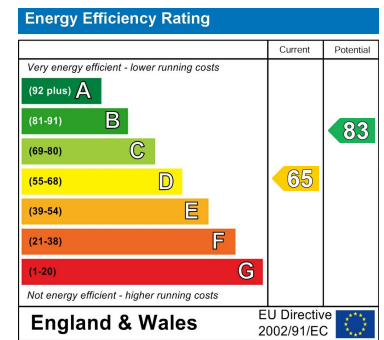
**Ground Floor**  
Approx. Floor Area 510 Sq.Ft (47.4 Sq.M.)

**First Floor**  
Approx. Floor Area 454 Sq.Ft (42.2 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.