



**KAREN PARKS**  
SALES & LETTINGS



**21 Formby Fields, Liverpool, L37 4EG**

**Offers Over £310,000**

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom detached bungalow situated in quiet spot but still within easy reach of local amenities. The property briefly comprises of hallway, a bright lounge to the front of the bungalow, kitchen-diner, shower room and separate WC and two double bedrooms with fitted wardrobes to the master bedroom. There is a driveway and gardens to the front, and sunny expansive rear gardens with a single detached garage to the rear. The bungalow is situated close to local amenities such as shops, hairdressers and a bus route. It is within walking distance of Formby village with all its shops, cafes and restaurants and swimming pool.

## ACCOMMODATION

### Hallway



The hallway has two built in cupboards providing plenty of storage space, one radiator and a loft hatch.

### Lounge 22'0" x 13'0" (6.71 x 3.97)



The large and bright lounge has two dual aspect double glazed windows allowing an abundance of light to flow through. There are two radiators and a wall mounted TV.

### Kitchen-Diner 12'9" x 12'1" (3.91 x 3.70)



The kitchen-diner has a range of cream wall and base units providing plenty of storage. There is a sink with double glazed window above, door leading out to the garden and one radiator. The boiler is located here and there is space for an oven, washing machine, slimline dishwasher and under counter fridge.

### Bedroom 1 13'4" x 11'7" (4.08 x 3.55)



The master bedroom is an excellent size and has a full wall of fitted sliding wardrobes for storage, one radiator and a double glazed window.

### Bedroom 2 10'3" x 10'0" (3.14 x 3.05)



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

### Shower Room 5'8" x 5'4" (1.75 x 1.63)



The shower room has a large walk in shower, hand wash basin, towel radiator and a double glazed window.

### WC

Separate WC with a double glazed window.

### Outside

#### Front Garden



The property is nicely set back from the road with an area laid to lawn and immaculately kept beds either side containing beautiful flowers. There is a paved driveway providing off road parking leading down to double wooden gates.

#### Rear Garden



The expansive rear garden has been immaculately kept and with its South-Westerley aspect makes it a

lovely sunny garden to sit out and enjoy. Leading out is a block paved patio with space for seating to enjoy a morning coffee or alfresco dining which leads onto the large lawn area. One side of the garden is boarded by beds with mature bushes and shrubs and there are colourful flowers and plants. There is a shed and greenhouse in the rear garden.



### **Garage 16'0" x 9'6" (4.90 x 2.90)**



There is a single detached garage with up and over door to the front and there is power and light to the garage.

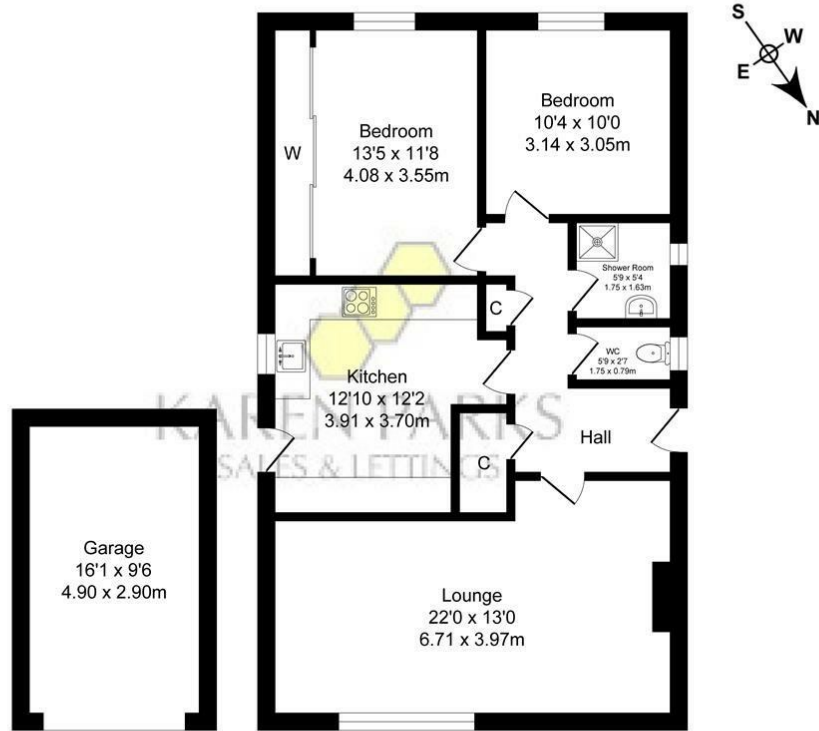
### **Important Information**

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

## Formby Fields Total Approx. Floor Area 1002 Sq.ft. (93.1 Sq.M.)

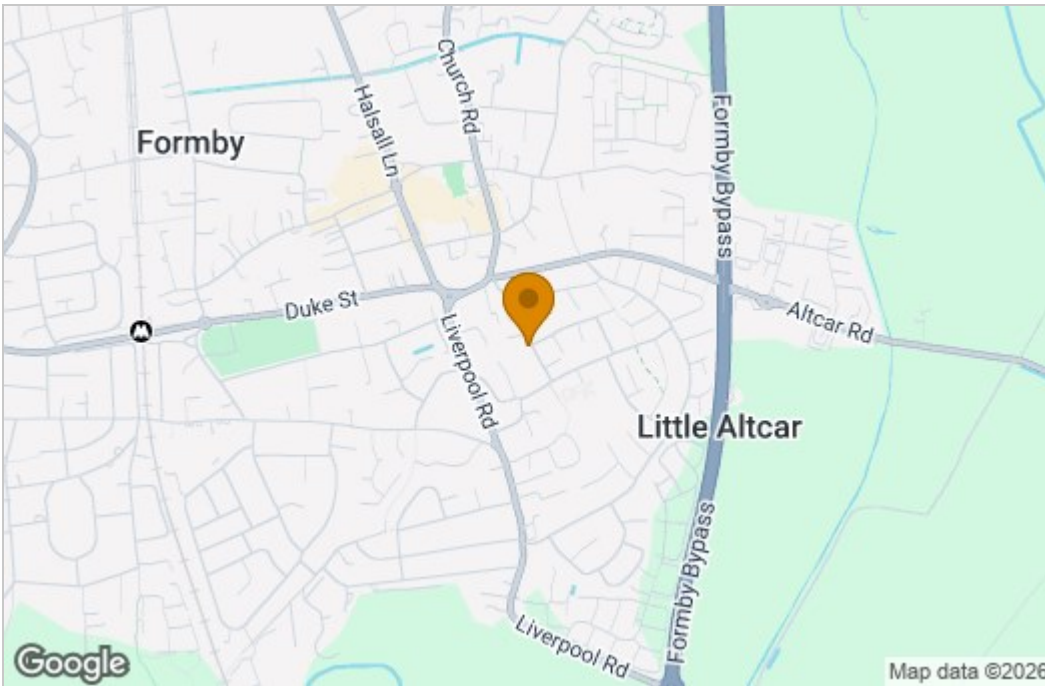
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Garage**  
Approx. Floor Area 153 Sq.Ft (14.2 Sq.M.)

Approx. Floor Area 849 Sq.Ft (78.9 Sq.M.)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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