

KAREN PARKS
SALES & LETTINGS



69 Alt Road, Liverpool, L37 6DD

Offers Over £270,000

Karen Parks sales and lettings are pleased to bring to market this three bedroom semi detached property which would make the perfect turnkey home - it has been beautifully renovated and modernised. This would be perfect for a couple or family and briefly comprises: bright and spacious hallway, front lounge with media wall and sliding barn style doors into a stunning open plan kitchen-diner. To the first floor are three bedrooms - two double and a single, and modern shower room. The front of the property has a paved driveway providing off road parking and to the rear are beautifully kept gardens with a large patio and recently installed pergola. The house is situated close to local amenities such as shops, hairdressers and local primary schools - perfect for families. It is also on a bus route for easy commuting.

Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

The bright and spacious hallway has one radiator and an understairs storage cupboard containing the meters.

Lounge 12'10" x 10'4" (3.92 x 3.17)



The lounge has a large double glazed window to the front, one radiator and a media wall with feature electric fireplace and space for a TV. There are black sliding doors meaning you can make a lovely open plan space perfect for entertaining, or close off the space for a cosy winter evening.

Kitchen-Diner 16'9" x 10'10" (5.12 x 3.31)



The brand new modern kitchen-diner is a beautiful space for family living or entertaining. There are white gloss wall and base units providing storage, a sink with filter tap and double glazed window above and door out to the garden. There is a brand new integrated fridge-freezer, dishwasher, washing machine and the kitchen benefits from a peninsula with integrated oven, hob, additional storage and space for bar stools. The worktop and peninsula is finished in quartz worktops with waterfall edges. There is a dining area with one radiator and sliding patio doors leading out to the garden. Boiler is located here.

First Floor

Landing



The landing has a large double glazed window allowing in light and a loft hatch.

Bedroom 1 13'2" x 9'10" (4.03 x 3.01)



The master bedroom has one radiator, a double glazed window and beautiful dropped pendant lighting either side of the bed.

Bedroom 2 11'0" x 9'10" (3.37 x 3.01)



The second double bedroom has one radiator, a double glazed window and built in storage cupboard housing the tank.

Bedroom 3 10'0" x 6'7" (3.05 x 2.01)



The third bedroom has one double glazed window looking out over the front of the property, one radiator and built in storage over the stairs.

Shower Room 7'1" x 6'3" (2.18 x 1.93)



The modern shower room comprises of a corner shower cubicle, hand wash basin with cupboard below, WC, double glazed window and heated towel rail.

Outside

Front Garden

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

Rear Garden



Leading out from the sliding doors is a large patio area with a recently installed pergola which is perfect to sit and enjoy alfresco dining in the summer months. There is an area of laid lawn and boarded by beds containing mature bushes, shrubs and plants providing privacy and greenery.

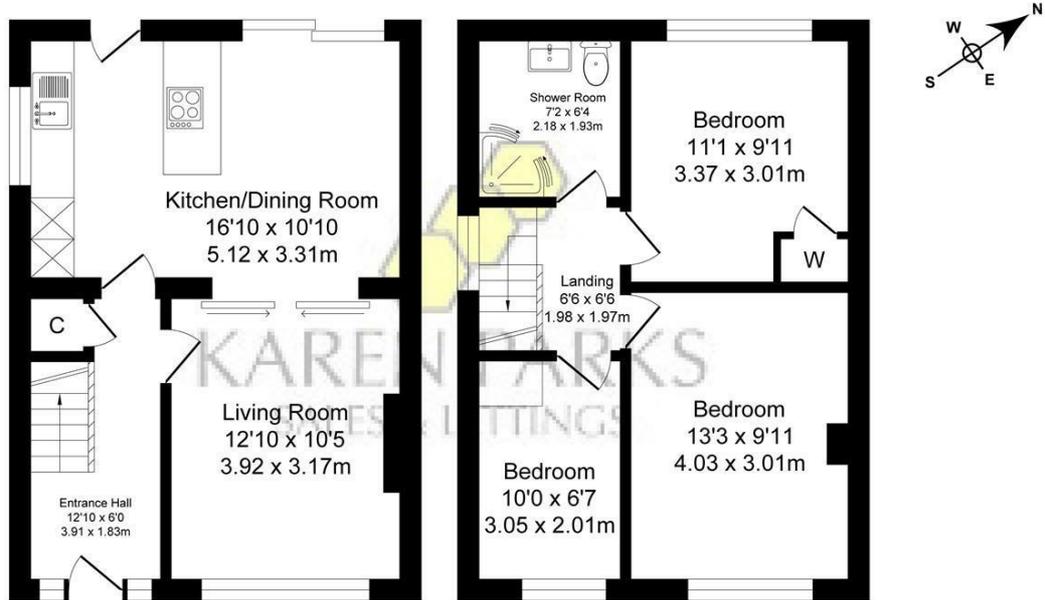
Important Information

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

Alt Road Total Approx. Floor Area 828 Sq.ft. (77.0 Sq.M.)

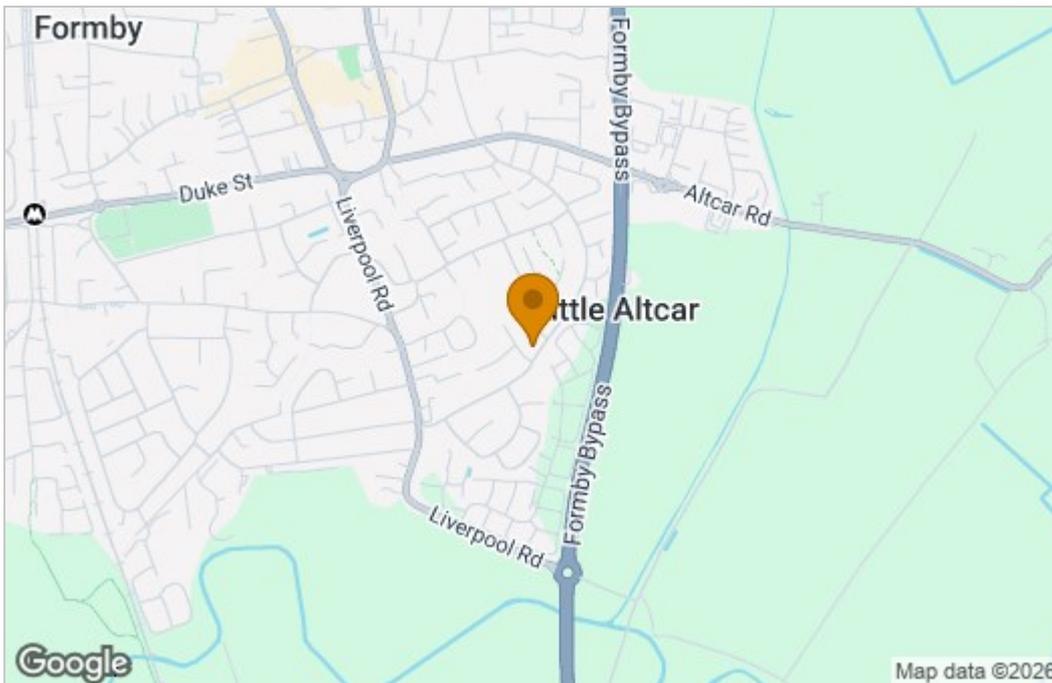
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



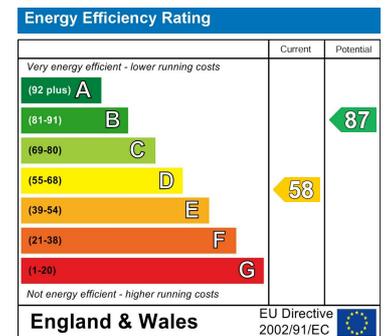
Ground Floor
Approx. Floor Area 414 Sq.Ft (38.5 Sq.M.)

First Floor
Approx. Floor Area 414 Sq.Ft (38.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.