KAREN PARKS
SALES & LETTINGS









14 Victoria Road, L38 6JF

Offers Over £240,000

Karen Parks Sales and Lettings are pleased to bring to market this three bedroom end-terrace property which has been extended to the rear offering plenty of space for a family. The house briefly comprises of: enclosed porch, hallway, open plan lounge-diner, extended kitchen and a WC. To the first floor are two double bedrooms and single bedroom all with fitted wardrobes providing storage and a modern shower room. There is off road parking to the front of the property and beautifully kept gardens to the rear. The property offers lovely views out from the rear bedroom looking onto open fields and the coast in the distance offering the opportunity to watch the ships pass by - giving the property a semi-rural feel. The house is located perfectly for those commuting to either Liverpool or Southport for work, it is situated on a bus route and there are local shops nearby. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Enclosed Porch
Encloses porch with two built in cupboards and double glazed windows either side allowing in light.

Hallway



The hallway has one radiator, an electric heater and the meters and fuse board are situated under the stairs.

Lounge-Diner 21'5" x 12'0" (6.55 x 3.68)




The open plan lounge-diner is perfect for family living and there is a double glazed window to the front of the room and one to the rear looking over the garden and allowing an abundance of light to flow through. There is an electric feature fireplace in the lounge as a focal point and two radiators. There is a door with access into the kitchen from the dining area.




Extended Kitchen 21'6" x 10'0" (6.57 x 3.07)




The extended kitchen provides plenty of storage space through a range of integrated wall and base units as well as two full length built in cupboards. There is a sink, three double glazed windows and a door leading out to the garden and a radiator. There is a built in fridge-freezer, oven, grill and hob. There is space for a washing machine, under counter fridge and freezer.




WC



WC with hand wash baisn, radiator and a double glazed window.

First Floor

Landing



The landing has a loft hatch.

Bedroom 1 12'3" x 11'2" (3.74 x 3.42)





The master bedroom is an excellent size and has a row of fitted sliding wardrobes for storage and a built in cupboard housing a water tank. There is one radiator and a double glazed window.

Bedroom 2 12'0" x 8'11" (3.68 x 2.74)





The second double bedroom has fitted wardrobes for storage, a double glazed window looking out over the garden and one radiator.

Bedroom 3 8'7" x 7'5" (2.63 x 2.27)



The third bedroom has a built in cupboard over the stairs, one radiator and a double glazed window.

Shower Room 7'7" x 5'7" (2.33 x 1.72)



The shower room comprises of a corner shower cubicle, WC, radiator, towel radiator, a sink with cupboard below and two double glazed windows with obscured glass.

Outside

Front Garden
There is a block paved driveway to the front of the property offering off road parking and some greenery and bushes to the side adding curb appeal.

Rear Garden





Leading out from the kitchen is a beautifully paved patio providing space for seating to enjoy some alfresco dining and a small area laid to lawn providing easy maintaince. There are beds either side of the garden containing a lovely array of mature bushes and shrubs providing privacy and to the rear is a raised plant bed with a low level brick wall.




Important Information

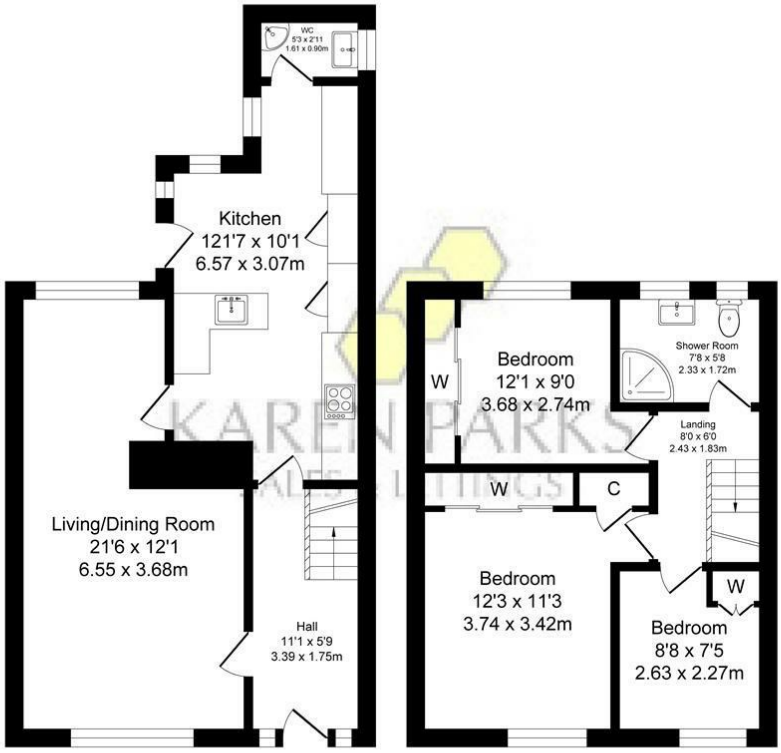
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Victoria Road, Ince Blundell

Total Approx. Floor Area 972 Sq.ft. (90.3 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.



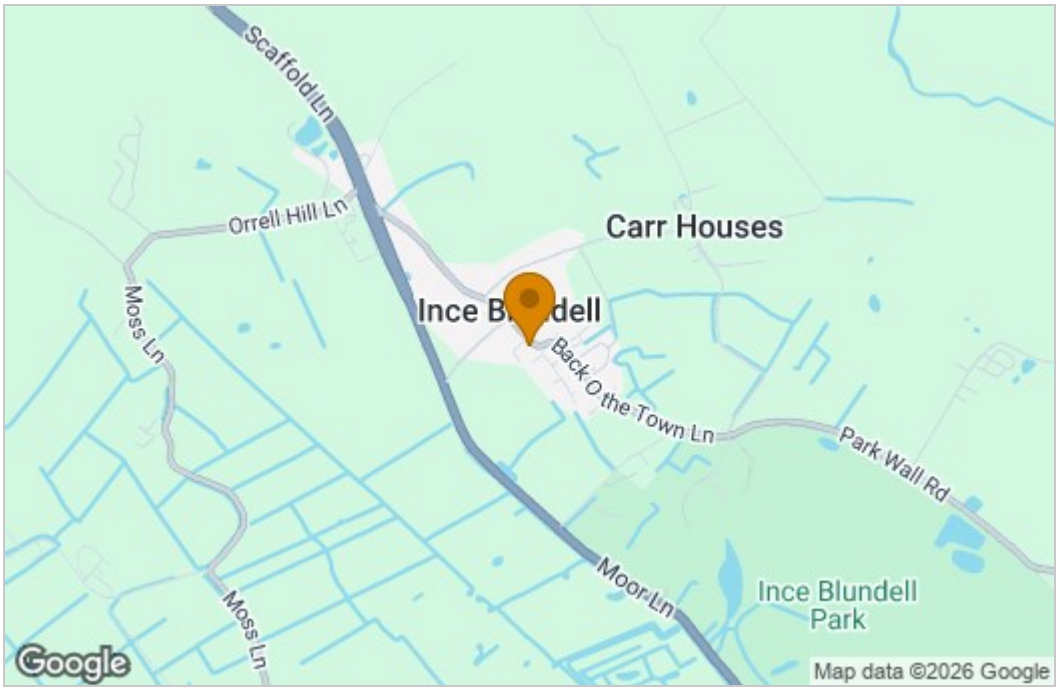
Ground Floor

Approx. Floor Area 543 Sq.Ft (50.4 Sq.M.)

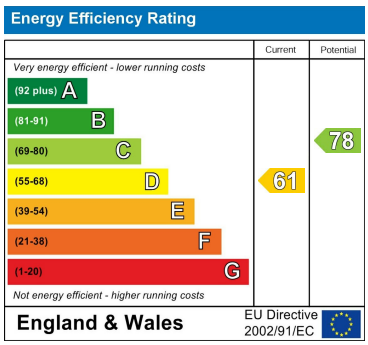
First Floor

Approx. Floor Area 429 Sq.Ft (39.9 Sq.M.)

Area Map



Energy Efficiency Graph



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