KAREN PARKS
SALES & LETTINGS









## 22 Priory Close, L37 6DS

## Offers Over £245,000

Karen Parks Sales and Lettings are pleased to offer for sale this three bedroom semi detached house situated on an excellent corner and offering plenty of potential for further extension subject to suitable planning. The property briefly comprises of: enclosed porch, hallway, lounge with doors opening into a dining area and a kitchen. To the first floor are three bedrooms all with newly fitted doors. There is a family bathroom that has been recently fitted and left untiled for the new owners personal preference on colour/style. There are gardens to the front of the house and low maintainence sunny, wrap around garden to the rear due to being on a corner plot. To the rear of the property is a driveway for off road parking leading up to the garage. 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**

**Enclosed Porch**
Enclosed porch leading into the hallway.

**Hallway**



The hallway has one radiator, a window and an understairs storage cupboard containing the electric board.

**Kitchen 10'8" x 7'4" (3.26 x 2.26 )**





The kitchen has a range of wall and base units providing storage, there are two windows allowing plenty of light in and a door leading out to the garden. The boiler is located in here and there is an integrated oven and extractor fan. There is space for a fridge-freezer and washing machine.

**Lounge opening to 11'3" x 10'4" (3.45 x 3.15)**





The lounge has a large double glazed window to the front allowing an abundance of light to flow in, there is one radiator and a feature electric fireplace as a focal point to the room. There are doors opening up into the dining area so it can be an open plan space or a separate cosy lounge.

**Dining Room 10'9" x 8'9" (3.30 x 2.68)**





The dining area has one radiator and a sliding patio door leading out into the garden. There are doors opening up into the lounge area.

**First Floor**

**Landing**
The landing has a double glazed window and a loft hatch.

**Bedroom 1 12'11" x 8'2" (3.95 x 2.50)**





The master bedroom is a good size and has a row of fitted wardrobes providing plenty of storage. There is one radiator and a double glazed window.

**Bedroom 2 10'9" x 10'0" (3.30 x 3.05)**





The second double bedroom has one radiator, a double glazed window looking out over the garden and a cupboard containing the water tank and shelving.

**Bedroom 3 9'10" x 6'5" (3.00 x 1.98)**




This bedroom has a radiator, double glazed window and lift up storage space over the stairs.

**Bathroom 7'2" x 6'4" (2.20 x 1.95)**




The bathroom has been recently fitted and has a bath with over head electric shower, hand wash basin with cupboard below, WC, double glazed window and heated towel rail. The bathroom has not been tiled so that the new owner can have personal choice on the tiling colour and style.

**Outside**

**Front Garden**



The front garden has a path leading up to the door and an area laid to lawn, surrounding the lawn are beds containing mature bushes and trees offering plenty of privacy to the front of the house.

**Rear Garden**



Leading out from the sliding doors is an excellent sized rear garden spanning to the back and side of the house. The garden is paved making it low maintainence and there is space for seating to enjoy a BBQ and some alfresco dining in the summer months. There are beds around the border of the garden containing some shrubs and trees adding greenery to the outlook.

**Driveway and Garage**



To the rear of the property behind the garden is a paved driveway leading up to the garage providing off road parking.

**Important Information**

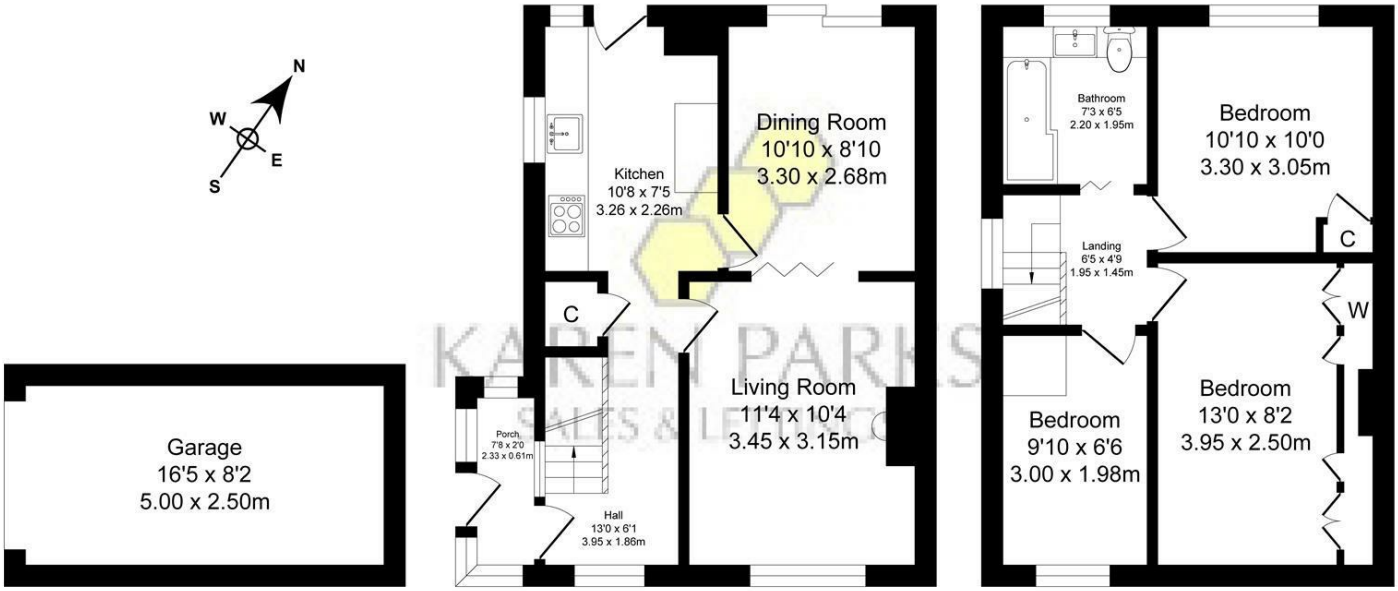
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Priory Close, Formby, L37 6DS

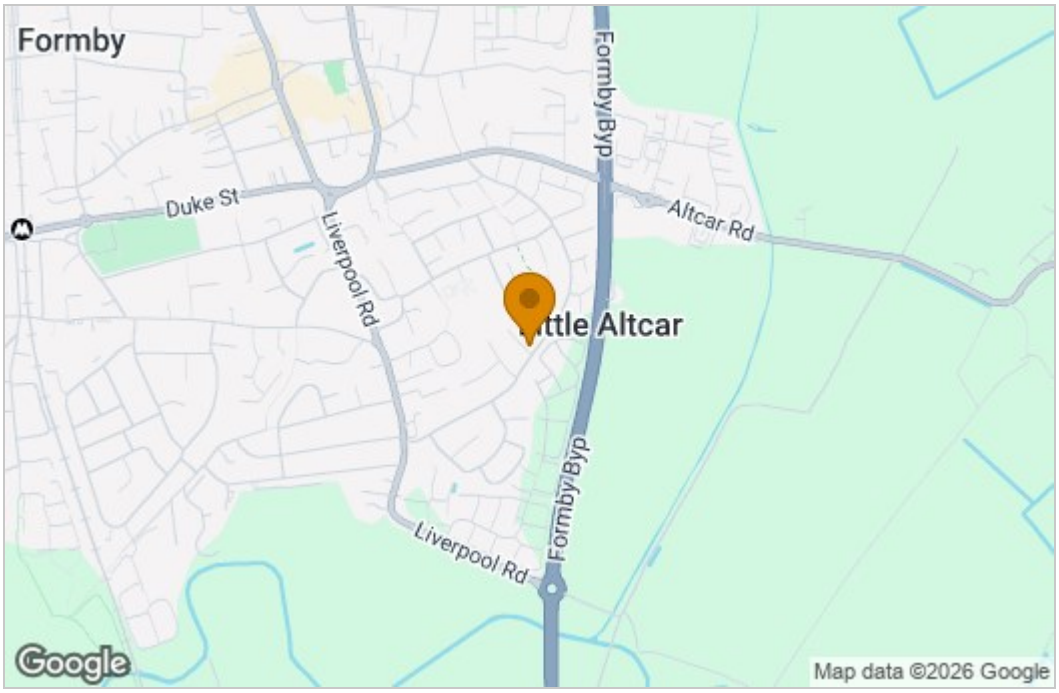
Total Approx. Floor Area 992 Sq.ft. (92.1 Sq.M.)

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.

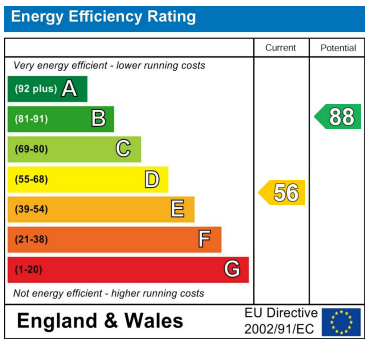



| Garage | Ground Floor | First Floor |
|---|---|---|
| Approx. Floor Area 135 Sq.Ft (12.5 Sq.M.) | Approx. Floor Area 440 Sq.Ft (40.9 Sq.M.) | Approx. Floor Area 417 Sq.Ft (38.7 Sq.M.) |

## 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.

16 Elbow Lane, Formby, Merseyside, L37 4AF
Tel: 01704 835780 Email: sales@karenparks.co.uk http://www.karenparks.co.uk/