KAREN PARKS
SALES & LETTINGS









21 Halsall Lane, Liverpool, L37 3NN

£185,000

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom ground floor apartment situated in an excellent position just a stones throw to Formby village. The property briefly comprises of: communal entrance, apartment hallway, a lounge-diner with beautiful bay window, kitchen with a range of integrated appliances, bathroom and two bedrooms. Leading out from one of the bedrooms is a decking area which leads onto immacuately kept communal gardens. The apartment benefits from a designated parking space. The property is situated just a short stroll into Formby village with all it's amenities such as shops, cafes, restaurants, swimming pool and gym. It is also located on a bus route for those commuting. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Commual Entrance



Communal Entrance with a secure front door leading into the building and the apartment is located on the ground floor.

Hallway
The hallway has one radiator and access into all rooms.

Lounge-Diner 13'8" x 12'7" (4.18 x 3.86)




The lounge-diner is a lovely bright room with a large double glazed bay window allowing an abundance of light to flow in. There are high ceilings and a feature fireplace giving character to the room and one radiator.

Kitchen 8'11" x 7'9" (2.72 x 2.38)



The kitchen has a range of wall and base units providing storage for the kitchen and there is a sink with double glazed window above. There is integrated fridge-freezer, washing machine, oven, gas hob and extractor. The boiler is also located here.

Bedroom 1 12'1" x 8'11" (3.69 x 2.72)




The master bedrom has a row of fitted mirrored wardrobes providing plenty of storage, there is one radiator and a double glazed window.

Bedroom 2 12'7" x 8'10" (3.86 x 2.71)




The second double bedroom has one radiator, a double glazed window and a door leading out onto a decking area to enjoy in the summer months.

Bathroom 6'0" x 5'7" (1.84 x 1.71)



The bathroom comprises of a bath overhead electric shower, hand wash basin, WC, double glazed window and a towel radiator.

Outside

Decking Area




Leading out from a door in the second bedroom is a large decking area to enjoy.

Parking Space
The apartment benefits from a designated parking space for the flat.

Communal Gardens





Leading out from the decking area is the communal garden for residents to enjoy with a large area laid to lawn and a lovely array of mature trees, bushes and shrubs.

Important Information

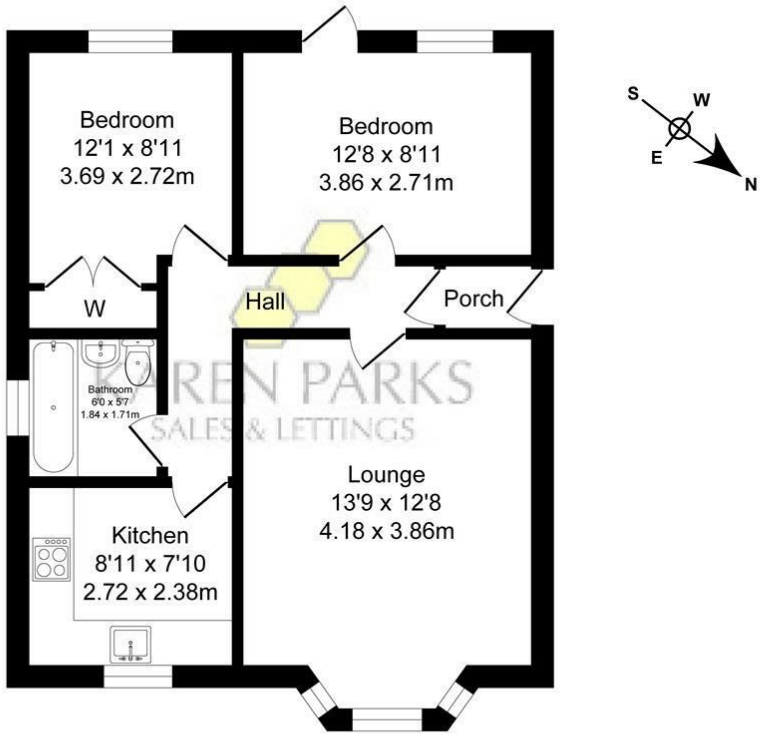
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Halsall Lane

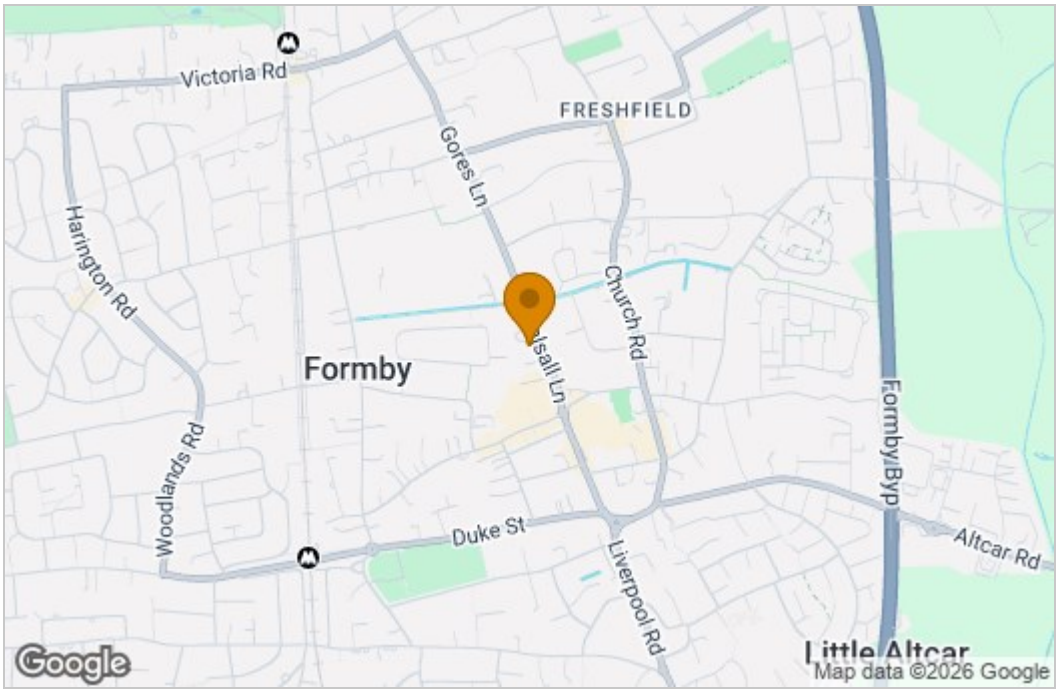
Total Approx. Floor Area 605 Sq.ft. (56.2 Sq.M.)

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.

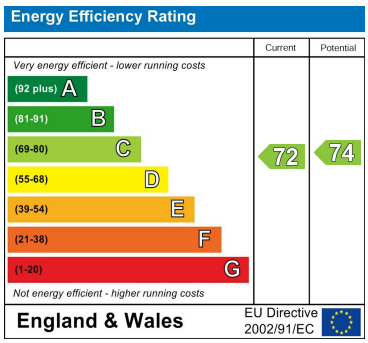


Approx. Floor
Area 605 Sq.Ft
(56.2 Sq.M.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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