KAREN PARKS
SALES & LETTINGS









15 Stapleton Road, Liverpool, L37 2YN

Offers Over £420,000

Karen Parks Sales and Lettings are pleased to offer for sale this four bedroom detached property offering a versatile layout and excellent potential to put your own stamp on a property. The deceptively spacious house briefly comprises of: hallway, L shaped lounge diner, kitchen, bedroom three and an extended additional reception which could also be a fourth bedroom. To the first floor are a further two double bedrooms and a modern shower room. To the front of the property is a large driveway and two garages for storage but also offering potential for further expansion subject to suitable planning and building regulations. There is a private garden to the rear leading out from the sliding patio door. The property is situated in a quiet spot but yet convenient for many local amenities such as Primary and secondary schools which is perfect for families, a short walk to the beach and Pinewoods and close to shops and cafes. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway




The hallway has one radiator and an understairs storage cupboard.

L shaped lounge-diner 21'3" x 17'1" (6.48 x 5.22)




The L shaped lounge-diner is an excellent size and a lovely bright room with abundance of light flowing in from three double glazed windows. There is a feature fireplace as a focal point to the living area, three radiators and a door to the kichen.




Kitchen 12'0" x 9'2" (3.68 x 2.80)





The kitchen has a range of wall and base units providing storage as well as a full length storage cupboard with shelving. There is a sink with single glazed window above, a door leading out to the garden and the boiler is located here. There is space for an oven, washing machine and under counter fridge and freezer.

Extended reception room/bedroom 4 21'5" x 12'5" (6.55 x 3.79)





This room has been extended and could either be used as an additional reception room or alternatively a fourth bedroom. There are two radiators, a double glazed window to the side and sliding patio door opening out into the garden - perfect for the summer months.

Bedroom 3 12'0" x 10'4" (3.66 x 3.16)




This double bedroom has one radiator, a double glazed window looking out over the garden and a sink to the corner of the room.

WC

WC with hand wash basin and a single glazed window.

First Floor

Landing




The landing has a built in storage cupboard which also houses the water tank and built in drawers along the landing.

Bedroom 1 12'9" x 12'1" (3.90 x 3.70)



The master bedroom is an excellent size with a double glazed window looking over the garden, one radiator and a walk in wardrobe with rail for hanging space and a sink is situated in here.

Bedroom 2 12'6" x 11'7" (3.82 x 3.55)





The second double bedroom has one radiator, a double glazed window and access into the eaves storage space.

Shower Room 7'10" x 6'6" (2.40 x 2.00)





The modern shower room has a large walk in shower, hand wash basin with cupboard below, WC, heated towel rail and a double glazed window.

Outside

Front Garden
The front of the property has a paved driveway leading up to the two garages providing plenty of space for parking for a number of cars and there is also an area laid to lawn in front of the property.

Rear Garden







The rear garden has a central area laid to lawn with a paved patio edging the lawn and providing a space for seating to sit out and enjoy some alfresco dining and a BBQ in the summer months. There are an array of mature trees and bushes and there are open fieldings beyond the rear garden making it a private and tranquil space.





Garage 1 22'2" x 8'8" (6.76 x 2.66)



Single garage with up and over door to the front.

Garage 2 14'4" x 8'2" (4.39 x 2.49)

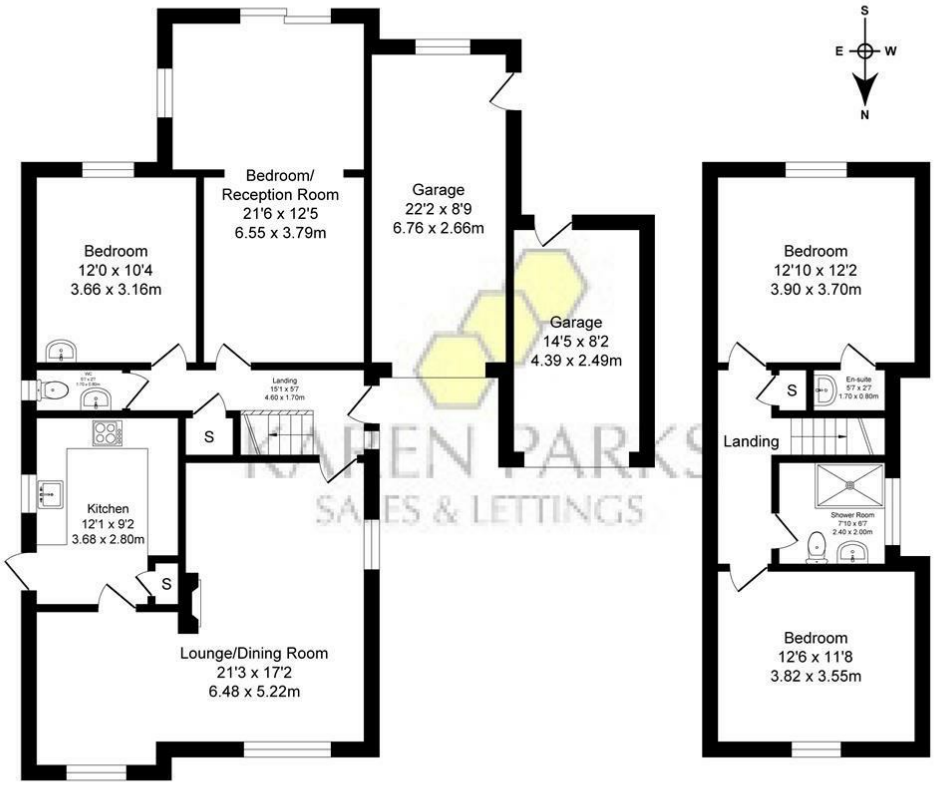
Important Information
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are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

Stapleton Road

Total Approx. Floor Area 1661 Sq.ft. (154.3 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.



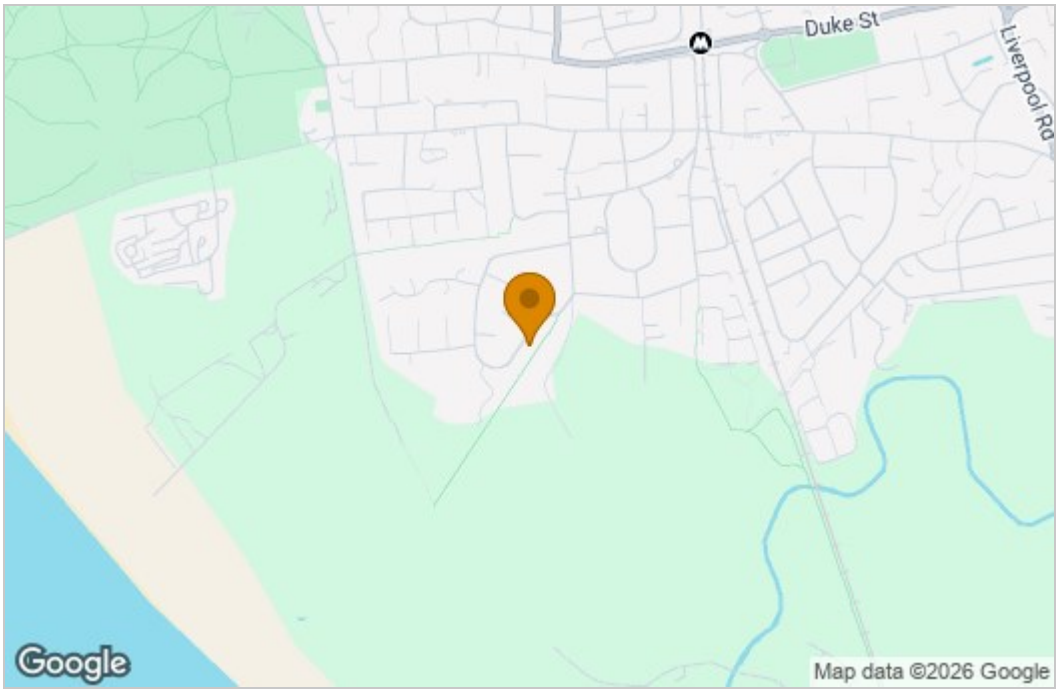
Ground Floor

Approx. Floor Area 1220 Sq.Ft (113.3 Sq.M.)

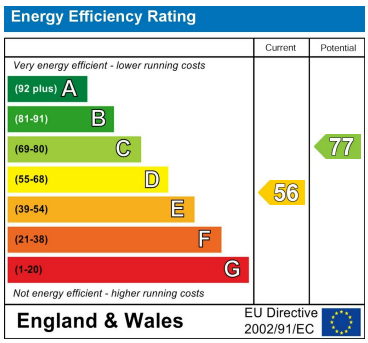
First Floor

Approx. Floor Area 441 Sq.Ft (41.0 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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