

KAREN PARKS
SALES & LETTINGS



21 Cross Green Close, Formby, Liverpool, L37 4BP
Offers Over £180,000

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom ground floor apartment situated in a quiet but popular location. The apartment benefits from it's own front door, a garage and briefly comprises of: a hallway, kitchen, good sized lounge-diner with door out to communal gardens, two double bedrooms and a bathroom. There are beautifully kept communal gardens surrounding the property which residents can enjoy. It is located close to Formby village with all it's amenities such as shops, restaurants, cafes, hairdressers, a swimming pool and gym. The property would be perfect for a first time buyer, a couple looking to downsize or alternatively as a buy to let. The property is within walking distance of a bus route and Formby train station for those commuting. Offered for sale
WITH NO ONWARD CHAIN.

ACCOMMODATION

Hallway



The property benefits from it's own front door leading into the hallway. The hallway has one radiator and two good sized storage cupboards.

Lounge-Diner 22'7" x 12'11" (6.90 x 3.95)



The open plan lounge-diner is an excellent size and there are two large double glazed windows allowing in plenty of light and a door leading out to the communal gardens- perfect for the summer months. There is a feature gas fireplace as a focal point to the room and two radiators.



Kitchen 12'9" x 6'10" (3.90 x 2.10)



The kitchen has a range of white wall and base units providing storage for the kitchen and there are two dual aspect double glazed windows with the sink below one. There is an integrated oven, grill and gas hob and the boiler is located here. There is space for a washing machine, dryer, fridge and freezer.

Bedroom 1 15'1" x 9'6" (4.60 x 2.90)



The master bedroom is a good size and has a large double glazed window and one radiator.

Bedroom 2 9'4" x 9'4" (2.87 x 2.86)



The second double bedroom has one double glazed window and a radiator.

Bathroom 10'0" x 5'10" (3.05 x 1.80)



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

Outside

Communal Gardens



Surrounding the apartments are beautifully maintained gardens which residents can sit out and enjoy. Leading out from the living room door is a paved area with space for seating to enjoy alfresco dining or a morning coffee and an area laid to lawn surrounded by beds containing a lovely array of plants, flowers and bushes adding colour and privacy.

Store Space



There is an outdoor store area which can be used for bins or as additional storage.

Garage

There is a single garage with up and over door for storage.

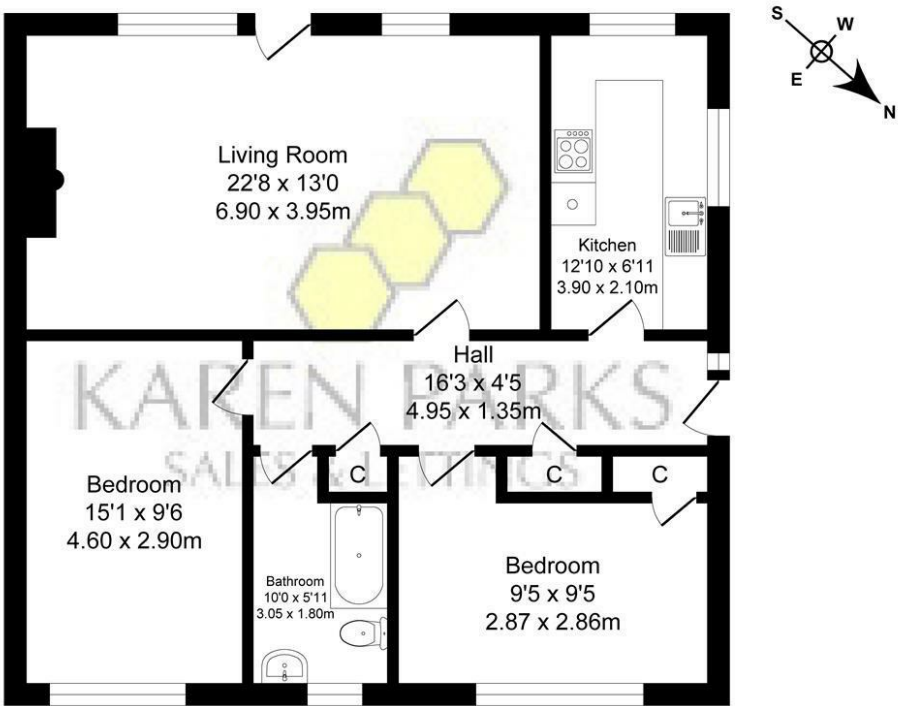
Important Information

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

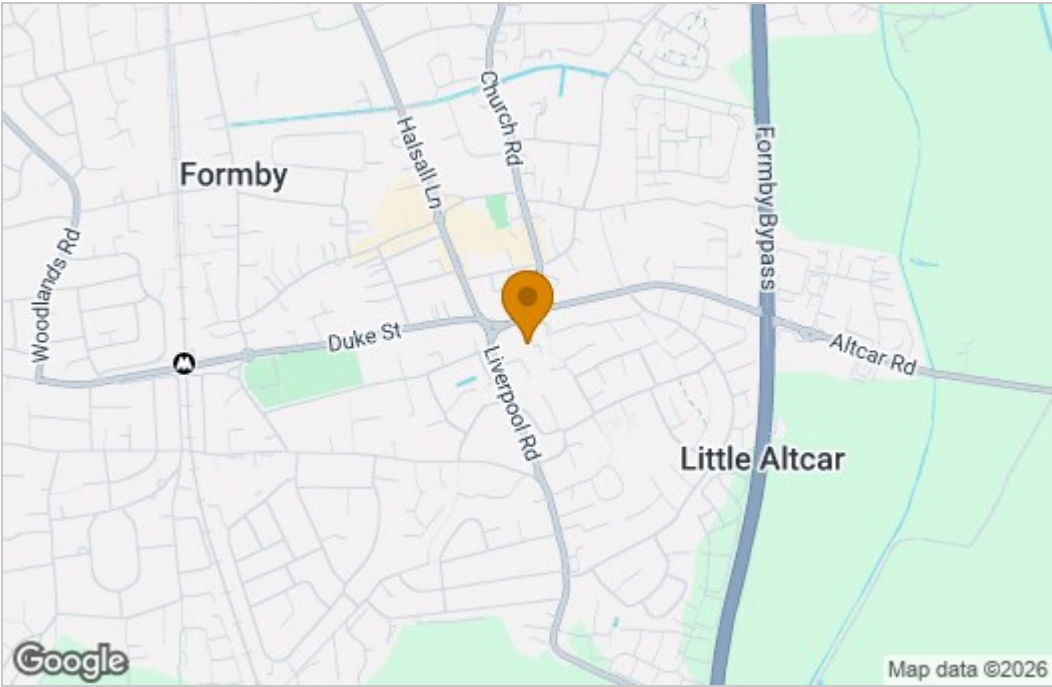
Cross Green Close, Formby, Liverpool L37 4BP
Total Approx. Floor Area 857 Sq.ft. (79.6 Sq.M.)

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.

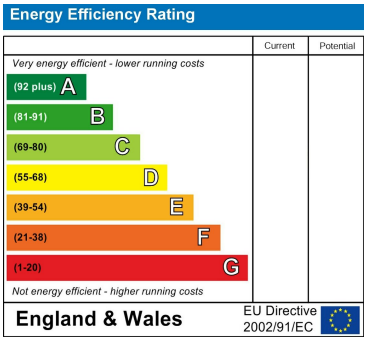


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Area Map



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.