



**KAREN PARKS**  
SALES & LETTINGS



**77 Alt Road, Liverpool, L37 6DD**

**Offers Over £220,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached property, offering plenty of living space. The house briefly comprises of: to the ground floor - lounge, kitchen, dining room and utility room. To the first floor are three bedrooms and a family bathroom. There is a driveway and garage to the front of the property and garden to the rear. The property is located close to local Primary schools and a park. It is also conveniently located close to shops, hairdressers and local transport routes. The property is offered for sale WITH NO ONWARD CHAIN.

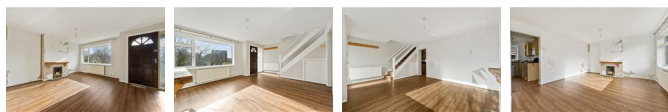
## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the lounge.

#### Lounge 16'6" x 12'11" (5.05 x 3.95)



The lounge has a large double glazed window, one radiator, a feature fireplace and an under stairs cupboard containing the meters. The lounge leads through to the kitchen.

#### Kitchen



The kitchen has a range of wall and base units providing storage. There is space for a fridge-freezer, oven and washing machine. There is a stainless steel sink with double glazed window above. There is a doorway leading into the utility room.

#### Dining Room 10'8" x 9'0" (3.27 x 2.75)



Leading off the kitchen this room could either be used as a dining room or second reception room/bedroom. There is one radiator, a double glazed window and a door leading out to the garden.

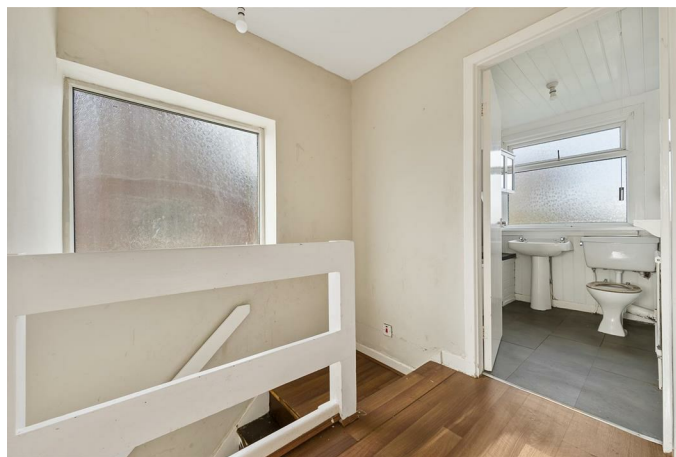
#### Utility Room 7'8" x 7'1" (2.35 x 2.18)



The boiler is located in the utility room. There is space for a washing machine and dryer. There is a double glazed window and a door giving access to the garden. You can also access the garage internally from here.

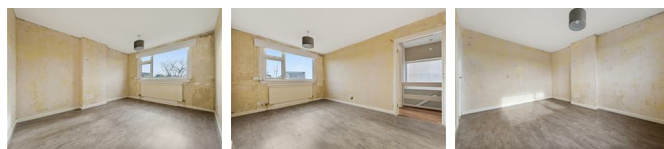
### First Floor

### Landing



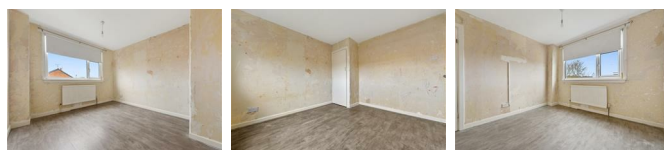
There is a double glazed window on the landing and also a loft hatch.

#### Bedroom 1 12'11" x 9'10" (3.95 x 3.02)



The master bedroom has one double glazed window looking over the front of the property and one radiator.

#### Bedroom 2 10'10" x 9'10" (3.32 x 3.02)



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

#### Bedroom 3 9'10" x 6'4" (3.02 x 1.95)



This bedroom has one double glazed window, a built-in storage cupboard with shelving and a radiator.

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



The bathroom comprises of a bath with over head electric shower, hand wash basin, WC, radiator and double glazed window.

### **OUTSIDE**

#### **Front Garden**

The front of the property has a paved driveway for off road parking. There is also an area laid to lawn and boarded by shrubs and bushes making it private.

#### **Rear Garden**



The rear garden has a paved patio leading out from the dining room, this is a perfect space for enjoying a bbq. This leads onto an area laid to lawn and boarded by trees and shrubs.

### **Garage 17'4" x 7'8" (5.30 x 2.35)**

A single garage with access from the front of the property and also internally from the utility room.

### **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.

