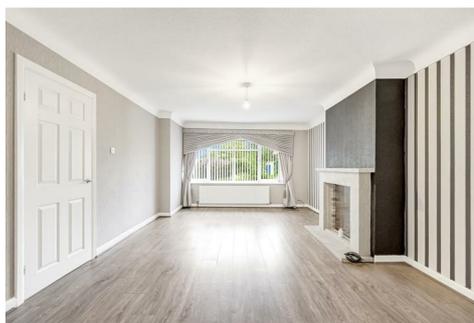


KAREN PARKS
SALES & LETTINGS



29 Holmwood Drive, Liverpool, L37 1PG

Offers Over £450,000

Karen Parks Sales and Lettings are pleased to bring to market this four bedroom detached family home situated in a popular location. The house briefly comprises of: porch area, hallway, WC, through lounge-diner and kitchen. To the first floor are four bedrooms, a family bathroom and separate WC. There is off road parking and a garage to the front of the house and private gardens to the rear. The property is located close to local amenities such as shops, cafes, hairdressers, Primary and secondary schools. It is also within walking distance of the Pinewoods and nature reserve and Freshfield station. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch

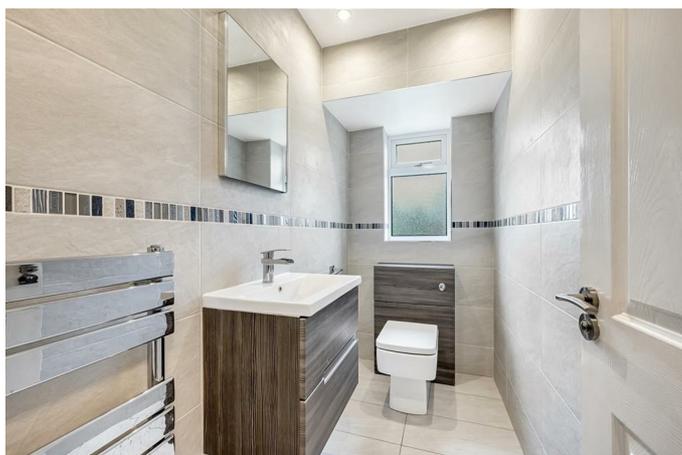
Porch area leaing into the hallway.

Hallway



The hallway has one radiator, a double glazed window and an understairs storage cupboard housing the boiler.

WC 8'0" x 3'10" (2.44 x 1.17)



WC with hand wash basin with drawers below, double glazed window and towel radiator.

Lounge-Diner 19'5" x 12'9" into 11'10" x 11'3" (5.92 x 3.91 into 3.61 x 3.43)



The open plan lounge-diner is perfect for family living and has a double glazed window to the front of the room and double glazed window looking out over the garden. There is a modern feature fireplace as a focal point to the room and two radiators.

Kitchen 15'10" x 8'10" (4.85 x 2.71)



The kitchen has a range of wall and base units providing storage for the kitchen as well as an additional full length storage cupboard. There is a sink with double glazed window above and an additional window to the side and door to the garden. There is an integrated oven, grill, hob, extractor, dishwasher, washing machine and fridge. There is one radiator and a breakfast bar with space for bar stools.

First Floor

Landing



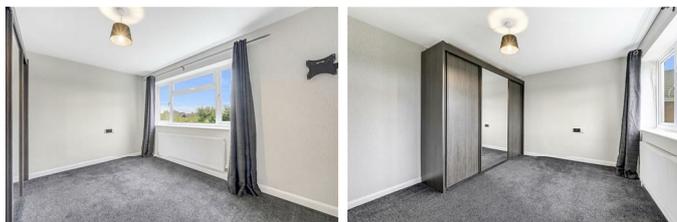
The landing has one double glazed window, a loft hatch and storage cupboard with shelving and housing the water tank.

Bedroom 1 14'2" x 13'5" (4.33 x 4.09)



This bedroom has a row of fitted wardrobes and drawers providing plenty of storage, one radiator and a double glazed window.

Bedroom 2 14'2" x 10'5" (4.33 x 3.20)



The second bedroom has a double glazed window looking out over the garden and one radiator.

Bedroom 3 14'2" x 9'5" (4.33 x 2.88)



The third bedroom has a double glazed window and door with access out onto the flat roof and one radiator.

Bedroom 4 9'11" x 8'3" (3.04 x 2.52)



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

Bathroom 7'4" x 6'8" (2.25 x 2.05)



The bathroom comprises of a bath with overhead electric shower, hand wash basin with drawers below, heated towel rail and double glazed window.

Separate WC

WC with double glazed window.

Outside

Front garden

The front of the property has a paved driveway leading up to garage with off road parking for multiple cars. There is an area laid to lawn with an array of bushes and shrubs giving privacy and curb appeal to the front of the house.

Rear Garden



Leading out from the kitchen is a large paved patio area with space for seating and BBQ's in the summer months. This leads onto a circular area laid to lawn and the rear of the garden is lined with mature trees and bushes giving privacy to the garden.

Garage 36'10" x 8'4" (11.25 x 2.55)

There is a garage with up and over door to the front and it can also be accessed from the rear garden.

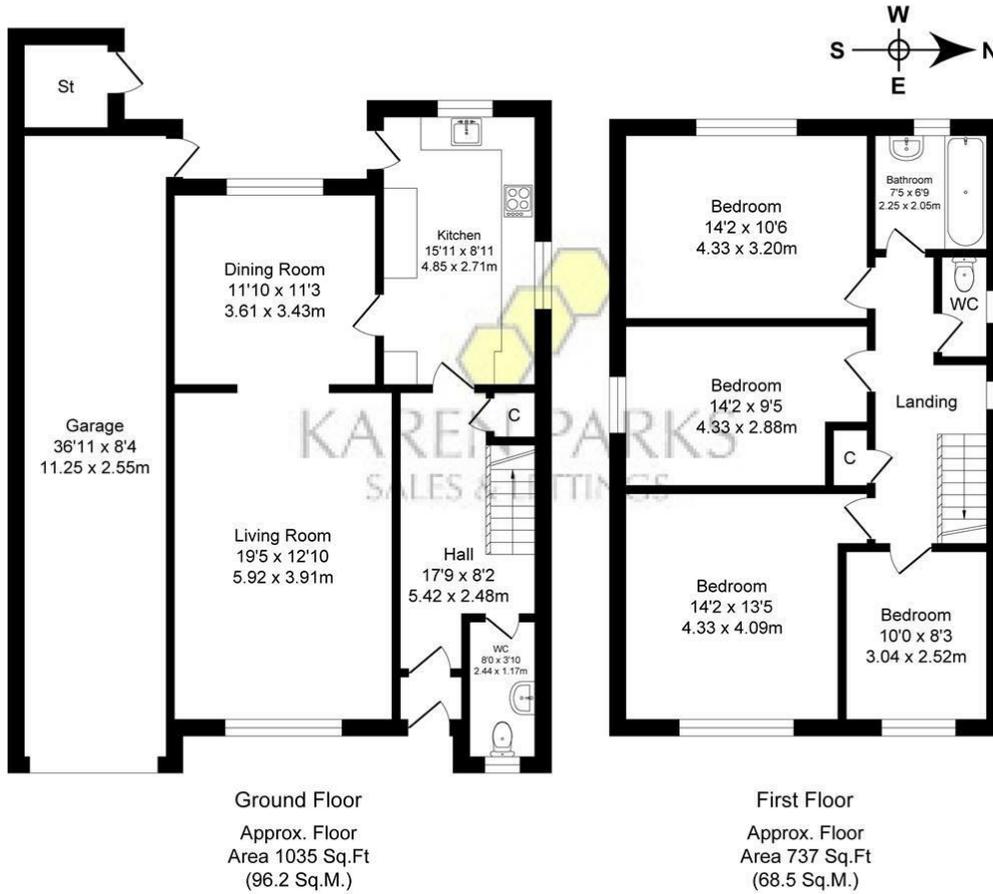
Important Information

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.

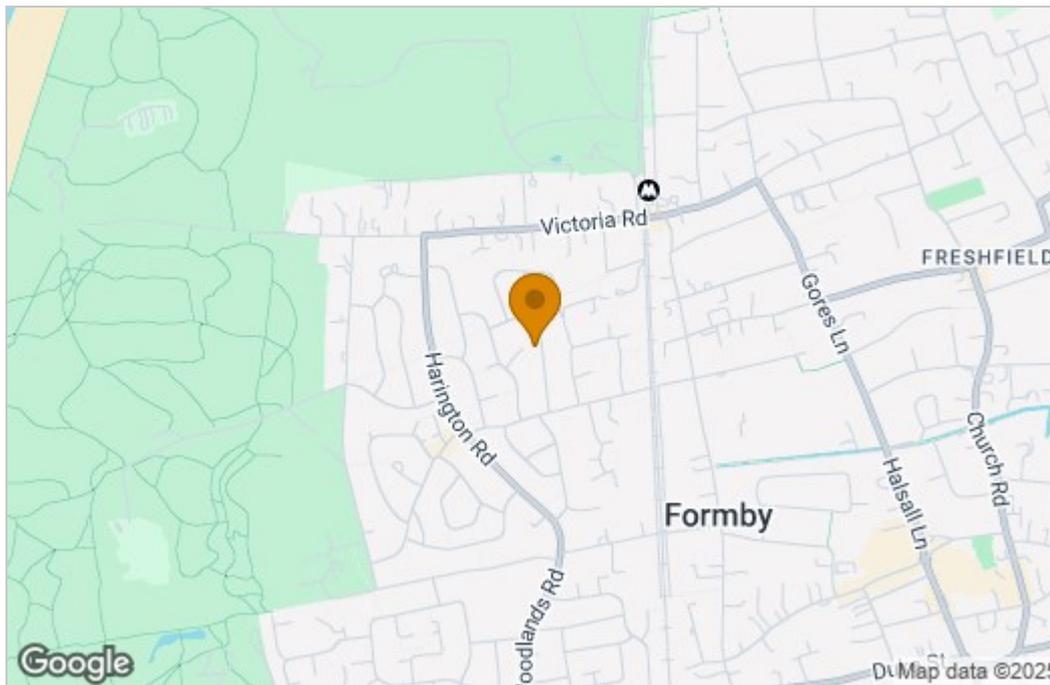
Floor Plan

Holmwood Drive Total Approx. Floor Area 1772 Sq.ft. (164.7 Sq.M.)

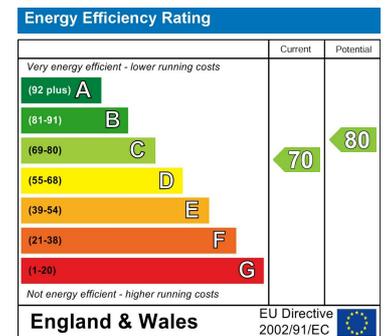
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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