



KAREN PARKS
SALES & LETTINGS



13 Dickinson Road, Formby, Liverpool, L37 4BX
£1,475 Per Calendar Month

KAREN PARKS SALES & LETTINGS, ELBOW LANE, FORMBY are pleased to bring to market this three bedroom detached dormer bungalow, offering a versatile layout. The property briefly comprises of: to the ground floor - porch, hallway, lounge, conservatory, kitchen, dining room, bathroom with separate toilet and master bedroom. To the first floor are a further two double bedrooms. There is off road parking and a garage to the front and gardens to the rear. The property is conveniently located just a short stroll away from Formby village with all it's amenities such as shops, restaurants, hairdressers and cafes. It is also within close proximity of transport routes such as the Train station and bus routes and close to local schools. Available middle of June 26.

ACCOMMODATION

Ground Floor

Porch

Enclosed porch leading into the hallway.

Hallway



The spacious hallway has one radiator and two fitted storage cupboards.

Lounge 17'8" x 10'10" (5.39 x 3.32)



The lounge has two feature stain glass windows giving character to the room. There is one radiator and a large window allowing light to flow through from the conservatory. Door leading into the conservatory.

Conservatory 12'0" x 8'10" (3.68 x 2.70)



Leading through from the lounge is the conservatory. There are double patio doors leading out into the garden.

Kitchen 12'1" x 9'10" (3.69 x 3.0)



The kitchen has a range of white gloss wall and base units providing storage for the kitchen. There is an integrated oven, hob, extractor fan and sink. There is a double glazed window above the sink and a door giving access into the garden. There is space for a fridge freezer, washing machine and under counter fridge.

Dining Room 10'9" x 9'10" (3.29 x 3.02)



The dining room has one double glazed window, a radiator, double fitted cupboard and an opening into the kitchen.

Bedroom 1 14'2" x 10'7" (4.33 x 3.23)



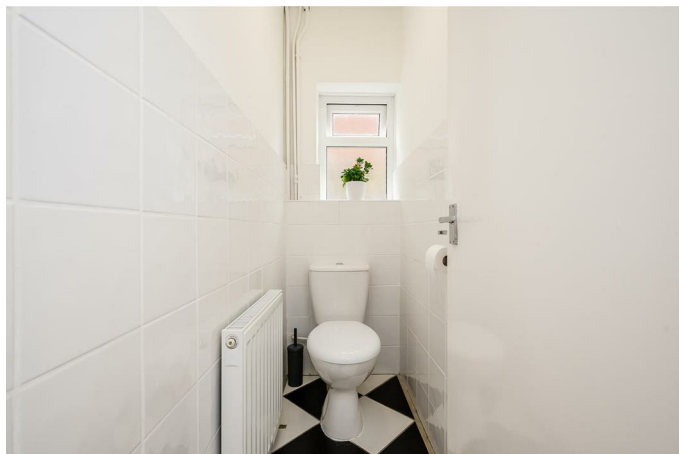
The master bedroom situated on the ground floor is a good size and has one radiator and a double glazed window looking out over the front of the property.

Bathroom 6'8" x 5'10" (2.04 x 1.80)



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

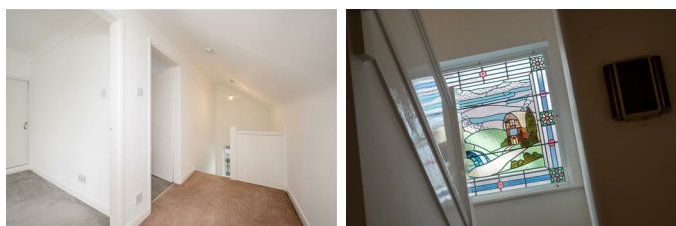
Separate WC



Separate WC with radiator and double glazed window.

First Floor

Landing



The landing has a large storage cupboard containing the boiler. There is also a stain glass window as you lead up the stairs to the first floor allowing in light.

Bedroom 2 12'0" x 9'10" (3.66 x 3.01)



The second bedroom has one double glazed window, a radiator and fitted wardrobe providing storage.

Bedroom 3 10'11" x 9'10" (3.34 x 3.02)



The third bedroom which is also a double bedroom has one double glazed window, a radiator and fitted wardrobe with sliding door.

Outside

Front Garden

The front of the property has a paved driveway, with an area laid to lawn to the side of the driveway. There is a row of mature hedges to the front giving privacy to the property.

Rear Garden



The rear garden has a paved area leading out from the kitchen and conservatory which continues with a pathway to the rear of the garden. This leads onto a large area laid to lawn and bordered by mature shrubs and bushes.

Garage

Single garage with access from the front of the property.

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

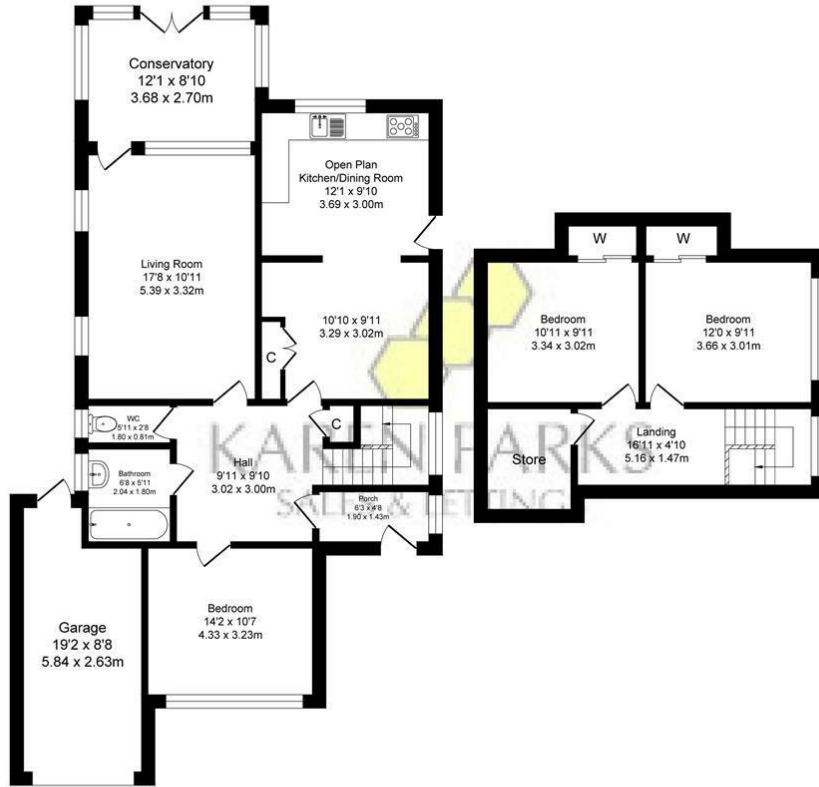
particular importance to you, please contact the office
and we will be pleased to check the information.

Floor Plan

Dickinson Road, Formby

Total Approx. Floor Area 1557 Sq.ft. (144.6 Sq.M.)

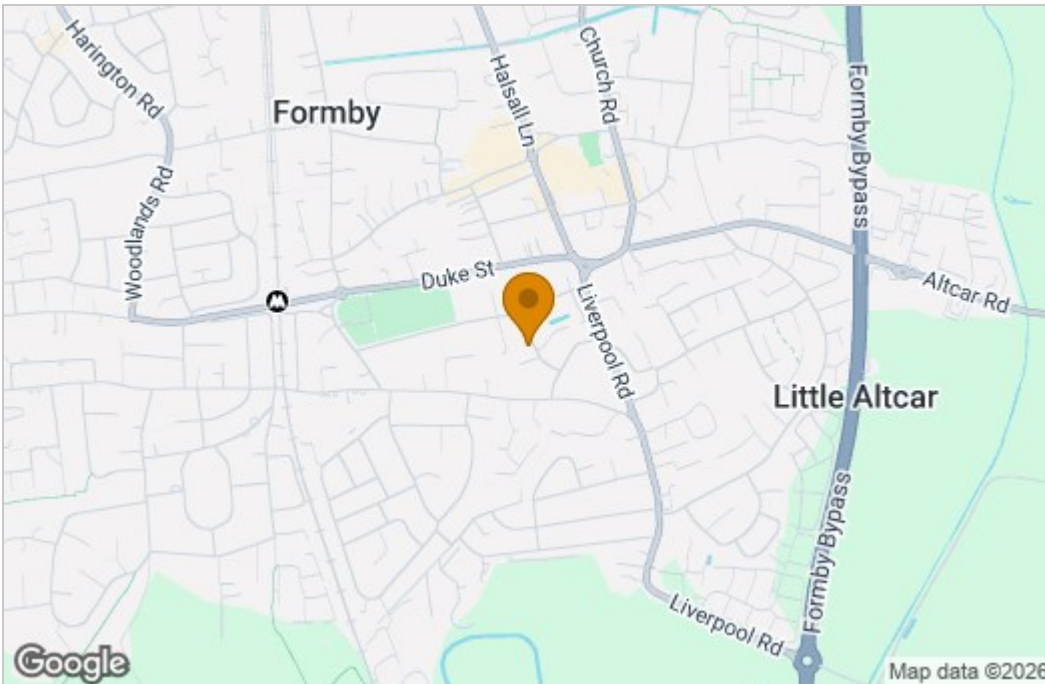
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



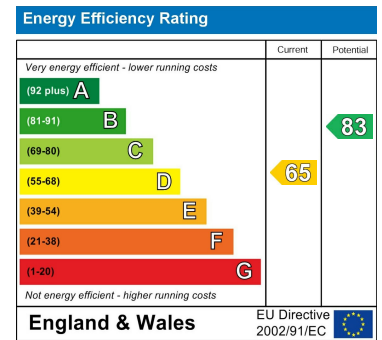
Ground Floor
Approx. Floor Area 1140 Sq.Ft (105.9 Sq.M.)

First Floor
Approx. Floor Area 417 Sq.Ft (38.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.