



**KAREN PARKS**  
SALES & LETTINGS



**83 Bull Cop, Liverpool, L37 8BY**  
**Offers Over £265,000**

Karen Parks Sales and Lettings are pleased to bring to market this three bedroom semi detached property situated in a quiet location and perfect for a couple or family. The bright property briefly comprises of: enclosed porch, living room with a log burner, kitchen-diner and sliding doors opening into a conservatory. To the first floor are three bedrooms and a family bathroom. There is off road parking to the front of the house and private gardens to the rear with a decking area and lawn. The property is ideally located close to local schools making it perfect for a family. It is also within easy reach of Formby village with all it's shops, cafes, hairdressers, restaurants, swimming pool and gym.

## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

Enclosed porch leading into the living room.

#### Living Room 15'1" x 13'1" (4.60 x 4.00)



The living room has a large double glazed window with fitted shutters, there are two radiators and a log burner making it a cosy room perfect for a winters evening and as a focal point to the room. Stairs to the first floor.

#### Kitchen-Diner 15'1" x 8'8" (4.60 x 2.65)



The open plan kitchen-diner has a range of wall and base units providing storage for the kitchen, there is a sink with double glazed window above, integrated gas hob, oven, dishwasher and boiler is located here. There is space for a fridge-freezer and washing machine. There is an upright wall mounted radiator and sliding door into the conservatory making it a great space for entertaining and family living.

#### Conservatory 9'10" x 7'10" (3.00 x 2.40)



Leading out from the kitchen through a sliding patio door is the conservatory which is a lovely place to sit and enjoy views of the garden. There is a door leading out onto the decking.

### First Floor

#### Landing

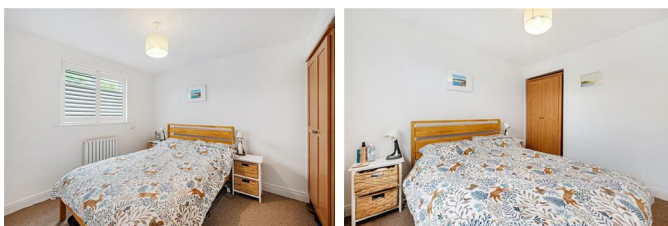
The landing has a double glazed window allowing in light and a loft hatch.

#### Bedroom 1 10'5" x 8'8" (3.20 x 2.65)



The master bedroom has one radiator, a double glazed window, a built in wardrobe with sliding door and an additional storage cupboard with a radiator.

#### Bedroom 2 11'1" x 8'8" (3.40 x 2.65)



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

#### Bedroom 3 6'6" x 6'1" (2.00 x 1.86)



This bedroom has one radiator and a double glazed round window as a feature to the room.

#### Bathroom 6'6" x 5'10" (2.00 x 1.80)



The bathroom comprises of a bath with overhead

shower, hand wash basin, WC double glazed window and towel radiator.

## **Outside**

### **Front Garden**

The front of the property has an area laid to lawn with some mature bushes providing privacy to the house. There is a driveway with off road parking for two cars.

### **Rear Garden**



Leading out from the conservatory is a decking area with space for seating and perfect for alfresco dining or a morning coffee in the sun. This leads onto an area laid to lawn and surrounded by well stocked beds with an array of mature bushes, shrubs and trees adding privacy to the garden. There is a shed to the corner of the garden for storage.

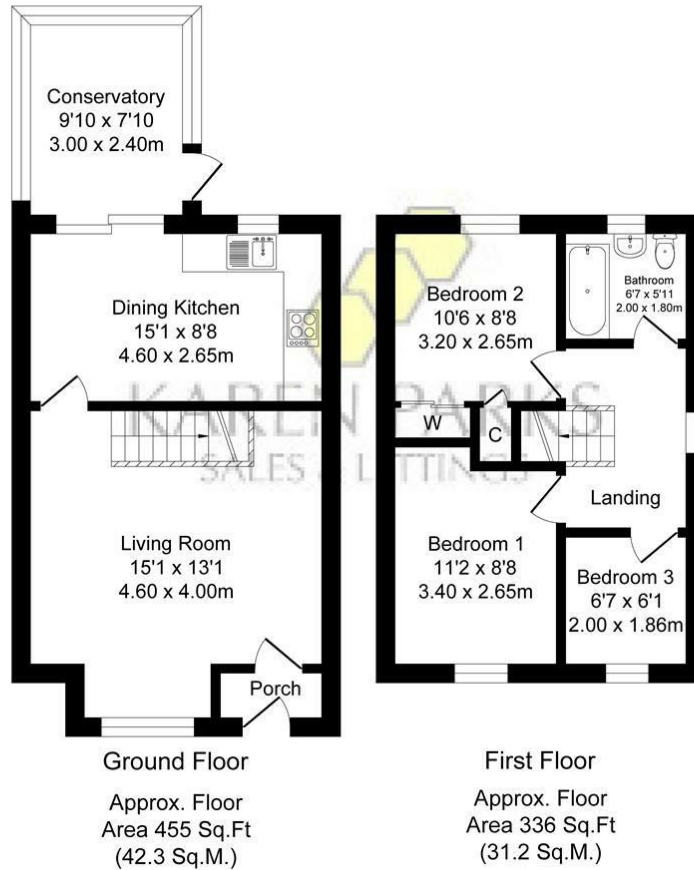
### **Important Information**

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.

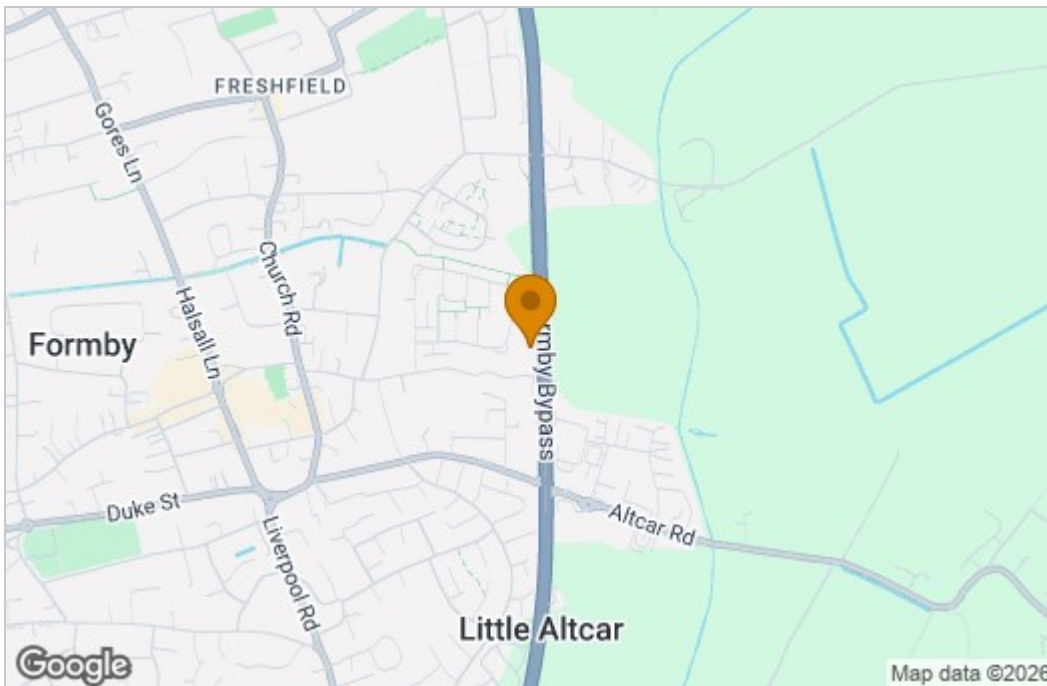
# Floor Plan

## Bull Cop, Formby Total Approx. Floor Area 791 Sq.ft. (73.5 Sq.M.)

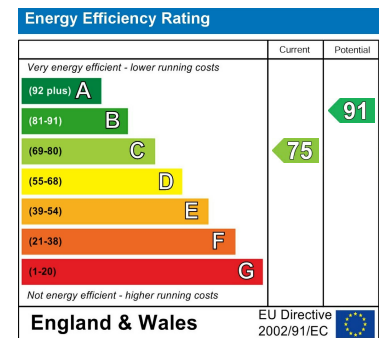
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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.