

**KAREN PARKS**  
SALES & LETTINGS



**25 Southport Road, Formby, Liverpool, L37 7EN**  
**Offers Over £395,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom detached bungalow. The property offers a versatile layout to suit a wide audience and accommodation briefly comprises of: enclosed porch, hallway, lounge to front, three bedrooms, bathroom and an open plan kitchen-diner perfect for family living and entertaining and a sun room leading to the garden. There is a large driveway and garage to the front and gardens to the rear. The bungalow benefits from planning being previously passed to extend the property to the rear and create a first floor with two bedrooms each with ensuite - drawings have been done and planning could be re-submitted. The property is situated on a bus route and also close to the Bypass making it easy to commute to Southport and Liverpool and close to shops and a hairdressers. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Enclosed Porch

Enclosed porch leading into the hallway.

### Hall



The hallway has panelling and a feature plate rail. One radiator.

### Lounge



The lounge has a feature electric fireplace as a focal point to the room, a large double glazed box bay window and two smaller windows to the side of the room allowing in plenty of light and there is one radiator.

### Open Plan Kitchen-Diner family room

The open plan kitchen-diner is a the perfect space for entertaining and family living. There are a range of wall and base units providing storage and a central island with space for bar stools. There is a sink with double glazed window above and a further double glazed window to the side. There is an integrated oven, gas hob and extractor, and the boiler is located in here. Space for a washing machine and fridge-freezer. There are two radiators and a door leading out to the sun porch.

### Sun Room

Situated off the kitchen is the sun room providing access out into the garden.

### Bedroom 1



The master bedroom has a double glazed bay window and one radiator.

### Bedroom 2



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

### Bedroom 3



This bedroom has a double glazed window looking out into the garden and one radiator.

### Bathroom



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

### Outside

#### Garage

Leading down the driveway to the side of the property is a detached single garage with up and over garage door.

#### Front Garden

The front of the property is an area laid to lawn lined with mature hedges and bushes giving privacy to the front of the property. There is a large driveway to the front and side of the bungalow providing off road parking for a number of cars.

#### Rear Garden

Leading out from the sun room is a paved patio area with space for seating, this leads onto a large area laid to lawn and boarded by beds containing an array of plants and shrubs - with one side being tree lined.

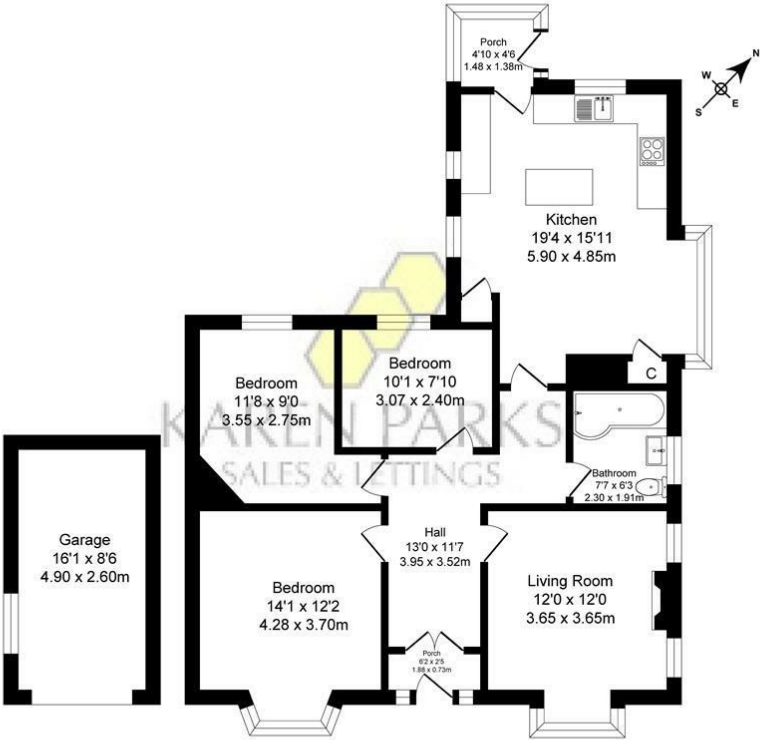
### Important Information

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

Southport Road, Formby  
Total Approx. Floor Area 1167 Sq.ft. (108.4 Sq.M.)

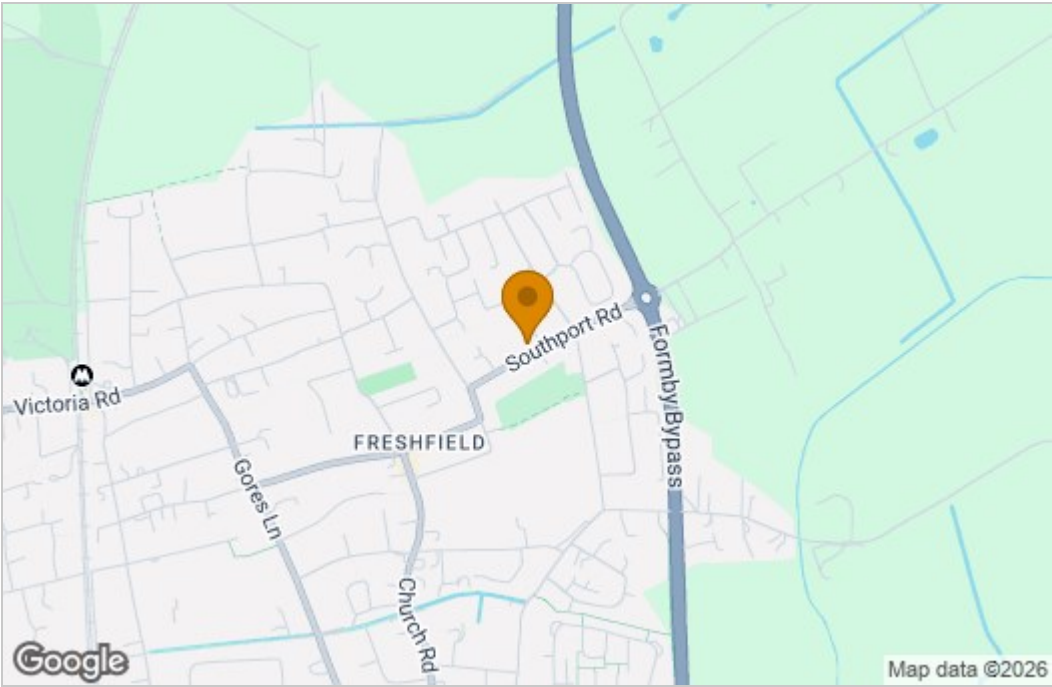
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



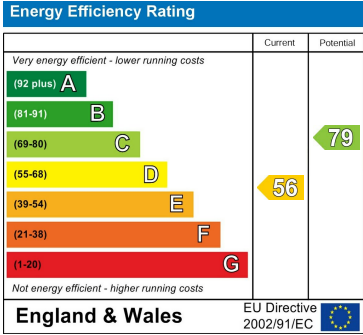
Garage  
Approx. Floor Area 137 Sq.Ft (12.7 Sq.M.)

Ground Floor  
Approx. Floor Area 1030 Sq.Ft (95.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.