



**KAREN PARKS**  
SALES & LETTINGS



**16 Cross Green Close, Liverpool, L37 4BP**  
**Offers Over £175,000**

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom first floor apartment which is situated in a quiet location, just a stones throw from Formby village with all it's amenities such as shops, restaurants, cafes, bars and hairdressers making it the perfect location. The apartment benefits from it's own private entrance which leads into a large, bright lounge-diner, kitchen, two double bedrooms and a bathroom. The inner hallway offers plenty of storage space which is rare for an apartment. The property comes with a single garage and there are beautifully maintained communal gardens that residents can enjoy. The apartment is within walking distance of a bus route and Formby train station for those commuting. This property would be perfect for a first time buyer, couple or for investors as a buy to let property. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Entrance Hallway



There is a private entrance with stairs leading up to the apartment, with a double glazed window allowing plenty of light to flow in and one radiator.

### Lounge-Diner 21'11" x 12'10" (6.70 x 3.93)



The lounge-diner is an excellent sized room and a lovely bright space with two large double glazed windows allowing an abundance of light to flow in. There is one radiator and a fireplace as a focal point to the room.

### Kitchen 12'8" x 6'11" (3.88 x 2.11)



The kitchen comprises of a range of wall and base units providing plenty of storage, there are two double glazed dual aspect windows, a sink and the boiler is located in here. There is an integrated oven, gas hob and extractor - and space for a fridge-freezer and washing machine.

### Inner Hallway



The inner hallway benefits from three built in cupboards providing plenty of storage, which you rarely get in an apartment. There is also a double glazed window allowing in light and one radiator.

### Bedroom 1 14'11" x 9'6" (4.56 x 2.91)



The master bedroom is a good size and has a row of white gloss sliding wardrobes as well as an additional built in cupboard - offering plenty of storage. There is one radiator and a large double glazed window.

### Bedroom 2 10'1" x 9'5" (3.08 x 2.89)



The second double bedroom has a built in storage cupboard, one radiator and a double glazed window.

### Bathroom 10'0" x 5'11" (3.07 x 1.81)



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

### Outside

#### Communal Gardens



Surrounding the apartment block are beautifully maintained communal gardens that residents can go out and enjoy, with a large area laid to lawn lined with hedges and plant beds.

## Garage 15'9" x 8'6" (4.81 x 2.61)



There is a single garage with up and over door.

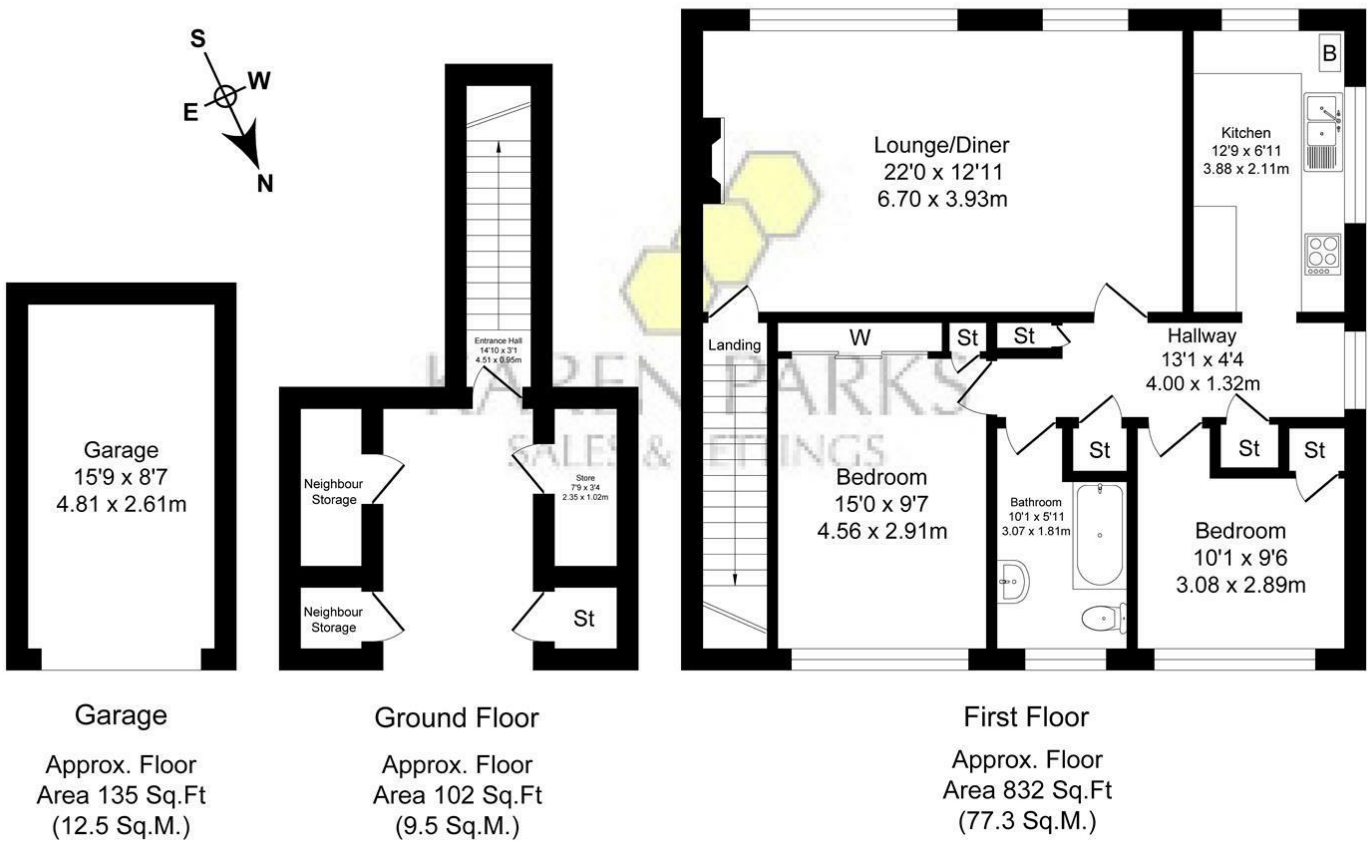
### **Important Information**

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.

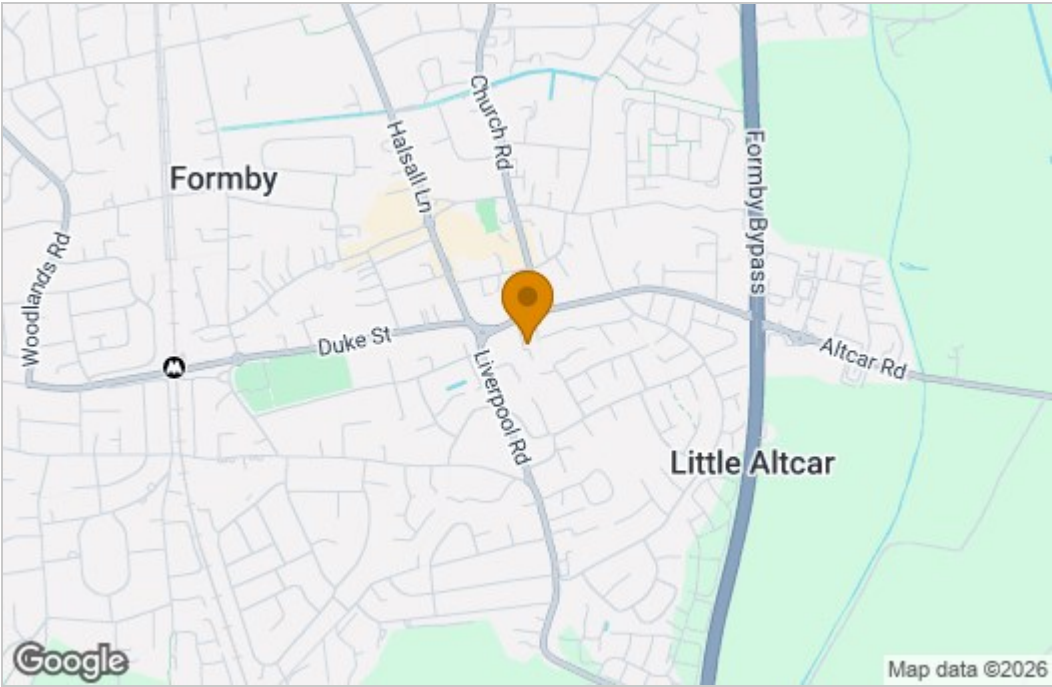
Floor Plan

Cross Green Close, Formby  
Total Approx. Floor Area 1069 Sq.ft. (99.3 Sq.M.)

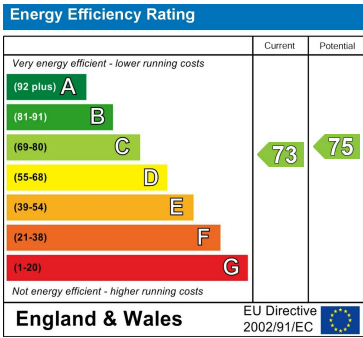
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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