

KAREN PARKS
SALES & LETTINGS



51 Watchyard Lane, Liverpool, L37 3JT
Offers Over £240,000

Karen Parks Sales and Lettings are pleased to bring to market this two bedroom semi detached bungalow which is perfect for a couple looking to downsize but still want a garden to enjoy the outdoor space. The property briefly comprises of: porch area, hallway, two double bedrooms, a shower room, large lounge opening up into the extended dining area with access into the kitchen. There is off road parking to the front of the property and lovely gardens to the rear which a detached single garage. The bungalow is within a stones throw of a bus stop for those who do not driving making it is easy to travel around Formby and within walking distance of local shops, hairdressers, restaurant, florist and butchers for local convenience. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Porch

Porch area with gas meter opening into the hallway.

Hallway



The hallway has one radiator, the loft hatch and a meter cupboard containing the electric meter.

Lounge 19'2" x 12'5" (5.85 x 3.80)



The lounge is an excellent size and has one radiator and a feature fireplace as a focal point to the room. The lounge is open into the dining area which is a perfect space for entertaining friends and family.

Extended dining area 19'4" x 7'2" (5.90 x 2.20)



Opening up from the lounge and with access into the kitchen is the dining area which is a lovely bright space with a row of double glazed windows allowing an abundance of light to flow in and a door leading out to the garden. There is one radiator.

Kitchen 9'4" x 7'6" (2.85 x 2.30)



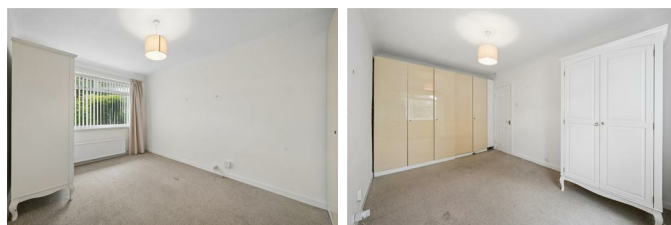
The kitchen has a range of white shaker style wall and base units for storage. There is a sink with double glazed window above and an integrated gas hob, oven and fridge. There is space for a washing machine.

Bedroom 1 11'5" x 9'8" (3.50 x 2.95)



The master bedroom is a good size and has a double glazed box bay window and one radiator.

Bedroom 2 15'3" x 9'2" (4.65 x 2.80)



The second double bedroom has a row of fitted wardrobes for storage, one radiator and a double glazed window.

Shower Room 7'6" x 6'2" (2.30 x 1.90)



The shower room comprises of a shower cubicle, hand wash basin with cupboard below, WC, double glazed window, towel radiator and a large storage cupboard.

Outside

Front Garden

There is a paved driveway providing off road parking for multiple cars leading down to the garage and an area laid to lawn with borders containing mature shrubs, bushes and trees providing privacy to the front of the property.

Rear Garden



Leading out from the rear of the property is a large paved patio with space for seating perfect for alfresco dining with a pathway leading to a further patio area to the rear behind the garage. There is an area laid to

lawn with beds to the side and rear containing shrubs, bushes and trees adding greenery and a lovely outlook from the dining area.



Garage



There is a single detached garage with a window to the side and an up and over door to the front.

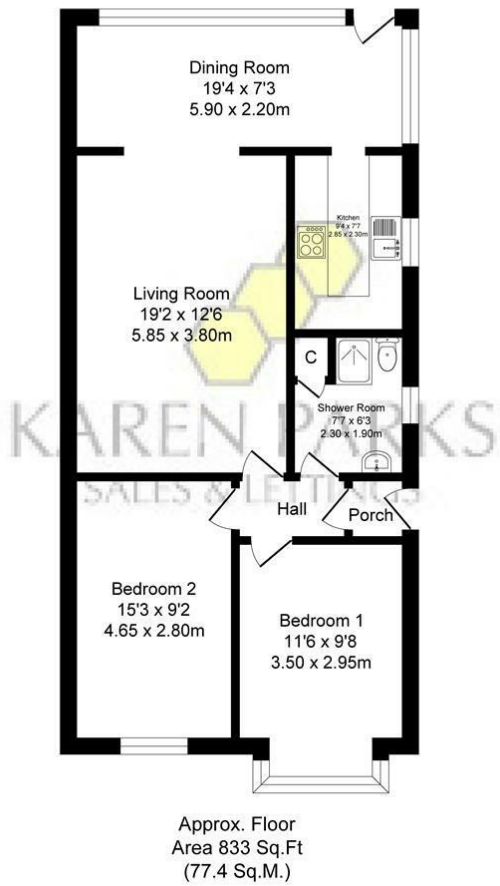
Important Information

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.

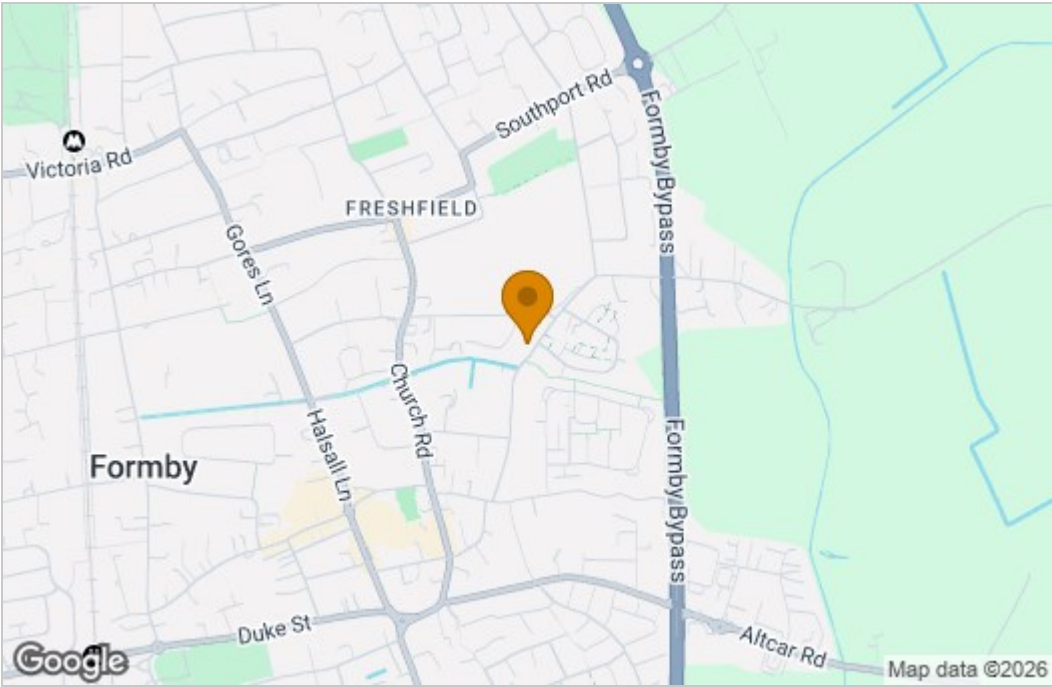
Floor Plan

Watchyard Lane, Formby
Total Approx. Floor Area 833 Sq.ft. (77.4 Sq.M.)

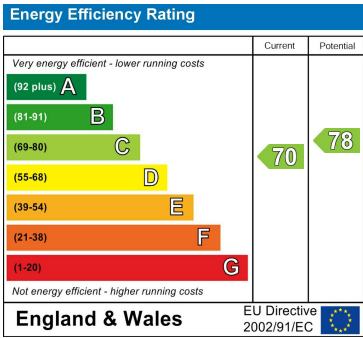
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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