



KAREN PARKS
SALES & LETTINGS



7 Elmdale Close, Liverpool, L37 2LF

£385,000

Karen Parks Sales and Lettings are pleased to bring to market this three bedroom detached bungalow, which has been extended to the rear and is situated in a popular residential area close to amenities but still in a quiet spot. The property briefly comprises of: porch, hallway, three bedrooms with fitted wardrobes, spacious shower room, kitchen-diner, lounge with doors opening out to the garden and a dining room. There is a large driveway to the front of the property with space for a number of cars to park off road and this leads down to a garage. The rear garden is block paved providing a lovely space to enjoy in the summer months but making it easy maintenance. The bungalow is situated in a quiet Close but just a short walk to Formby Pinewoods and nature reserve and also walking distance to Formby station. The property is located close to Formby village with all it's amenities such as shops, restaurants, cafes and hairdressers. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Porch

Porch leading into the hallway.

Hallway



The hallway has two mirrored cupboards for storage and one radiator.

Lounge 22'6" x 12'7" (6.88 x 3.85)



Leading off the hallway through double door is the superb sized lounge and has sliding patio doors leading out to the garden and allowing plenty of light to flow in. There is a modern feature fireplace as a focal point to the room and two radiators. Access into the dining room via an archway.

Dining Room 9'4" x 8'6" (2.85 x 2.60)



The dining room has one double glazed window, a radiator and fitted display shelving. The dining room can be accessed off the lounge through an archway.

Kitchen-Diner 16'0" x 8'10" (4.90 x 2.70)



The kitchen-diner has a range of wall and base units providing storage and there is a built in kitchen table. There is a sink with window above and a side door leading out to the garden and the boiler is located in here. There is space for a fridge-freezer, washing machine, oven and dishwasher.

Bedroom 1 16'0" x 8'10" (4.90 x 2.70)



The large master bedroom has plenty of fitted wardrobes providing storage for the room. There is one radiator and a window looking out to the front of the property.

Bedroom 2 12'7" x 9'2" (3.85 x 2.81)



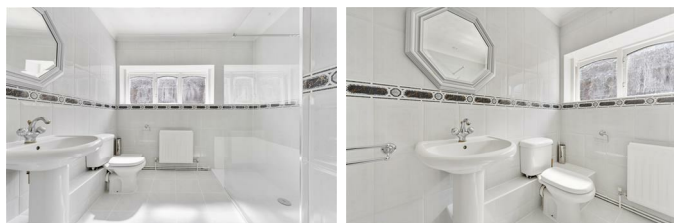
The second double bedroom has a row of mirrored sliding wardrobes for storage, one radiator and a window.

Bedroom 3 9'2" x 8'2" (2.80 x 2.50)



This bedroom has fitted wardrobes and a cupboard, one radiator and a window.

Shower Room 8'10" x 8'2" (2.70 x 2.50)



The shower room comprises of a large walk in shower, hand wash basin, WC, radiator and a window.

Outside

Front Garden

The front of the property has a large block paved driveway providing off road parking for a number of cars and double wrought iron gates to the front of the property. There is an area with some mature shrubs and bushes giving privacy to the front of the house.

Rear Garden



Leading out from the sliding doors is a block paved patio making it an easy maintenance garden but yet still providing a lovely space for seating to enjoy some alfresco dining.

Garage

There is a garage situated to the rear of the property with an up and over door to the front and a side door with access from the garden into the garage.

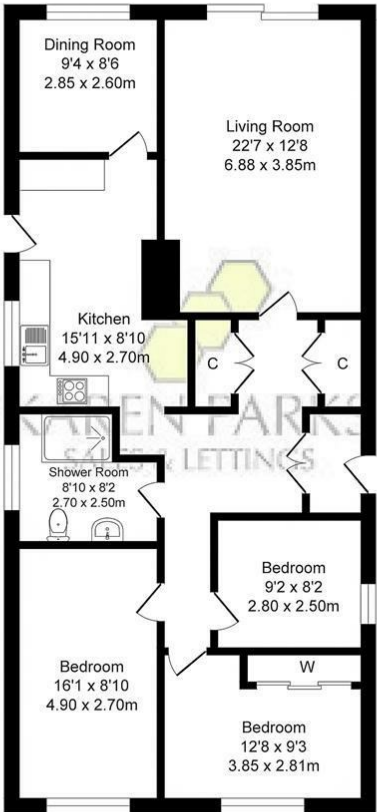
Important Information

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

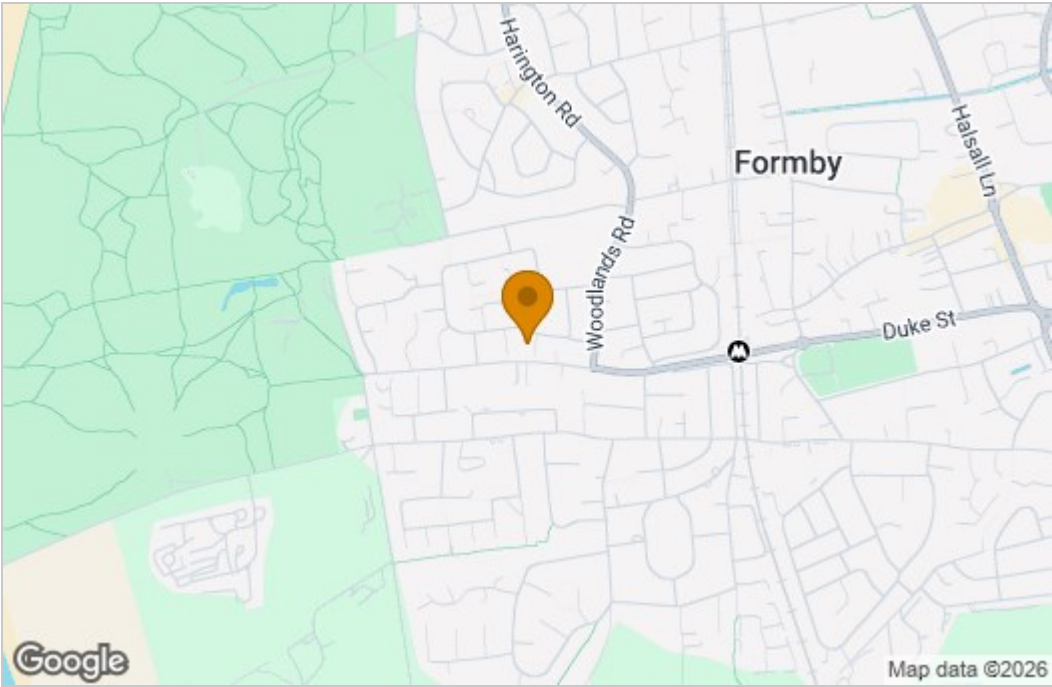
Elmdale close, formby
Total Approx. Floor Area 1103 Sq.ft. (102.5 Sq.M.)

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.

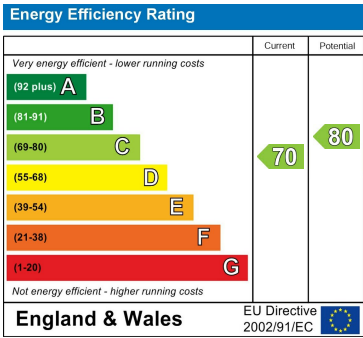


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Area Map



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.