

**KAREN PARKS**  
SALES & LETTINGS



**5 Lowes Green, Liverpool, L37 8EA**  
**Offers In The Region Of £260,000**

Karen Parks Sales and Lettings are pleased to bring to market this spacious three bedroom semi detached house offering a versatile layout suitable for both families and couples. The house briefly comprises of: hallway, shower room, bedroom 3/additional reception room or office, open plan kitchen-diner and a living room. To the first floor are two double bedrooms and a family bathroom. There is off road parking and a garage to the front of the property and low maintenance garden with a raised decking area to the rear. It is situated in a quiet and secluded spot but yet still close to amenities such as shops, local Primary schools and within easy reach of the bypass for those commuting to Liverpool or Southport. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### Hallway

The hallway has one radiator and a cupboard containing the meters.

#### Shower Room 6'10" x 4'7" (2.10 x 1.40)



The shower room comprises of a WC, hand wash basin, double glazed window and shower cubicle.

#### Bedroom 3 / Reception Room 11'5" x 9'2" (3.50 x 2.80)



This room could either be used as a third bedroom or alternatively as an additional reception room/play room for those with children. There is one radiator and a double glazed window.

#### Kitchen-Diner 19'7" x 12'9" (5.97 x 3.90)



The modern open plan kitchen-diner is perfect for family living and entertaining. There is a range of cream wall and base units providing storage, a sink with double glazed window above and the boiler is located in here. There is an integrated oven, hob, extractor and fridge-freezer. Space for a washing machine, one radiator and sliding patio doors opening out into the garden.

#### Living Room 11'5" x 11'5" (3.50 x 3.50)



Situated off the kitchen-diner is the living room which is a lovely bright space with both sliding patio doors and also a double glazed window allowing in light. There is one radiator.

### First Floor

#### Landing



The landing has one double glazed window and two built in cupboards providing storage.

#### Bedroom 1 11'5" x 11'5" (3.50 x 3.50)



This double bedroom has two double glazed windows allowing an abundance of light to flow through and one radiator.

### **Bedroom 2 11'5" x 9'2" (3.50 x 2.80)**



The second double bedroom has two double glazed windows and a radiator.

### **Bathroom 6'6" x 5'4" (2.00 x 1.65)**



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

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway providing off road parking for two cars leading up to the garage. There is an area laid to lawn to the front with a pathway leading to the door.

#### **Rear Garden**



Stepping out through sliding patio doors is a raised decking area which leads onto a paved patio area perfect for seating and BBQ's in the summer months. The patio is lined with beds containing mature bushes and plants - making it an easy maintenance garden.

### **Garage 17'9" x 8'2" (5.42 x 2.50)**



The garage has an up and over garage door to the front of the property. There is power and light in here.

### **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

## Lowes Green

Total Approx. Floor Area 1098 Sq.ft. (102.0 Sq.M.)

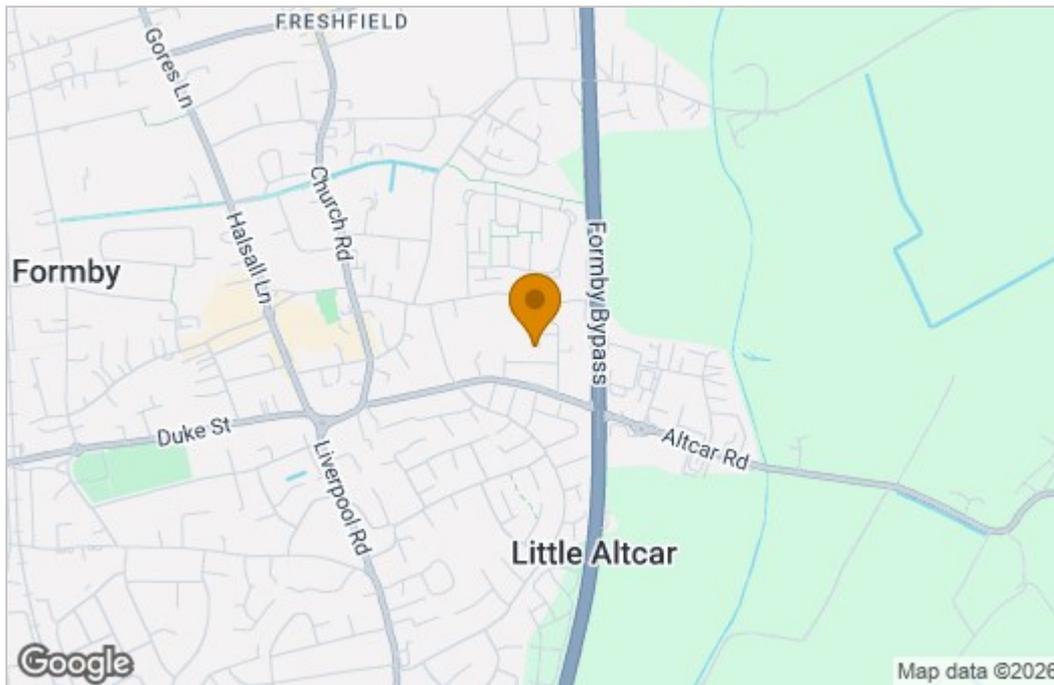
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



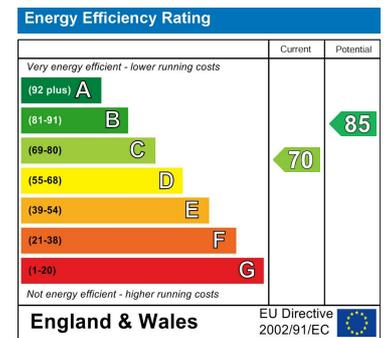
**Ground Floor**  
Approx. Floor Area 741 Sq.Ft (68.8 Sq.M.)

**First Floor**  
Approx. Floor Area 357 Sq.Ft (33.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.