

**KAREN PARKS**  
SALES & LETTINGS



**30 Church Road, Liverpool, L37 8BQ**  
**£175,000**

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom first floor apartment benefitting from its own private entrance, which very few apartments offer. The property briefly comprises of: stairs to first floor, hallway, two double bedrooms with a fitted wardrobe to the second bedroom, a bathroom, kitchen and lounge-diner. There is a single garage to the rear of the apartment with space for parking in front. There are beautifully maintained communal gardens to the front and rear of the building.

The apartment would be perfect for a first time buyer, as a buy to let or alternatively for a couple looking to downsize. It is situated in an excellent position just a short stroll to Formby village with all its amenities such as shops, cafes, restaurants, hairdressers and gyms. It is also within close proximity of a bus stop for those who don't drive and walking distance of the station for those commuting for work. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Entrance Stairway

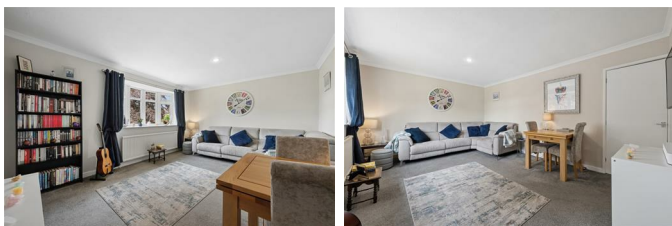
The apartment has its own front door with a meter cupboard and stairs up to the first floor.

### Hallway



The spacious hallway has a double fitted cupboard providing plenty of storage, one radiator and a loft hatch.

### Lounge-Diner 19'7" x 11'6" (5.99 x 3.53)



The spacious lounge-diner has a large double glazed bay allowing plenty of light to flow in and one radiator.



### Kitchen 13'1" x 8'9" (4.00 x 2.69)



The kitchen has a range of wall and base units providing storage, as well as a full length storage cupboard with shelving. There is a sink with double glazed window above, the boiler is located in here and one radiator. There is space for an oven, washing machine and fridge-freezer.

### Bedroom 1 11'11" x 11'1" (3.65 x 3.38)



The master bedroom is an excellent size and has a large double glazed window looking out over the rear of the property and one radiator.

### Bedroom 2 11'11" x 8'3" (3.64 x 2.53)



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

### Bathroom 8'0" x 6'2" (2.46 x 1.90)



The bathroom comprises of a bath with over head electric shower, hand wash basin, WC and double glazed window with obscured glass.

### Outside

#### Communal Gardens



There are communal gardens to the front and rear of

the property that are beautifully maintained and provide a space for residents to sit out and enjoy in the summer months. There are areas laid to lawn with beds containing a beautiful array of flowers and plants. There are also mature bushes and trees giving some privacy to the property.

**Garage 17'11" x 8'11" (5.48 x 2.74)**



Single garage with up and over garage door.

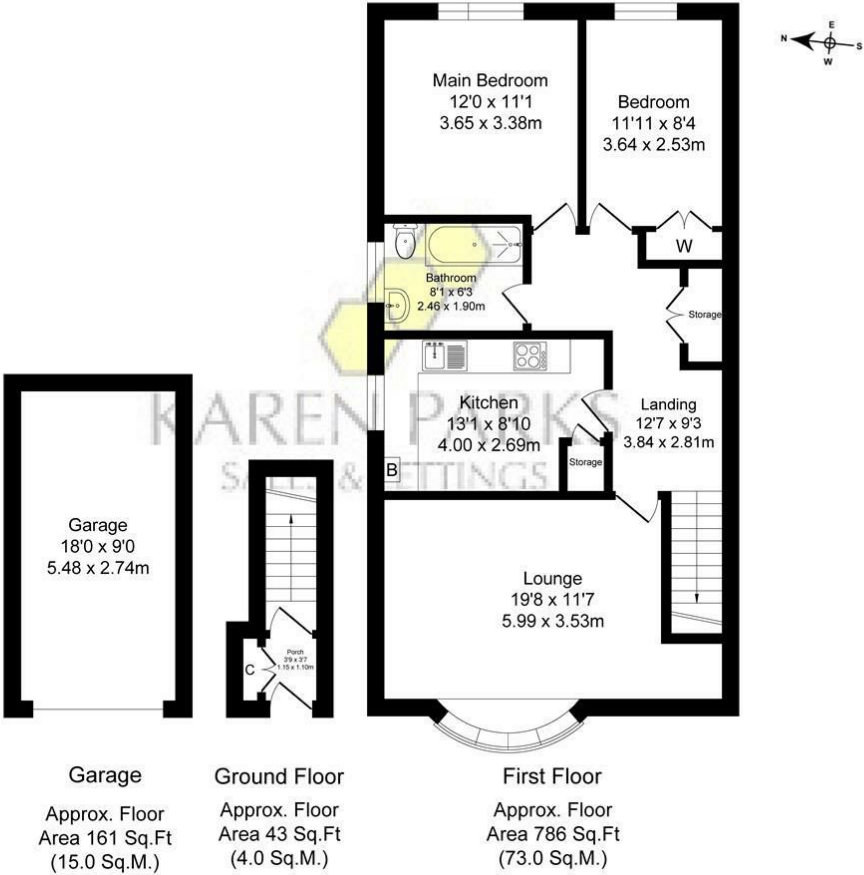
**Important Information**

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.

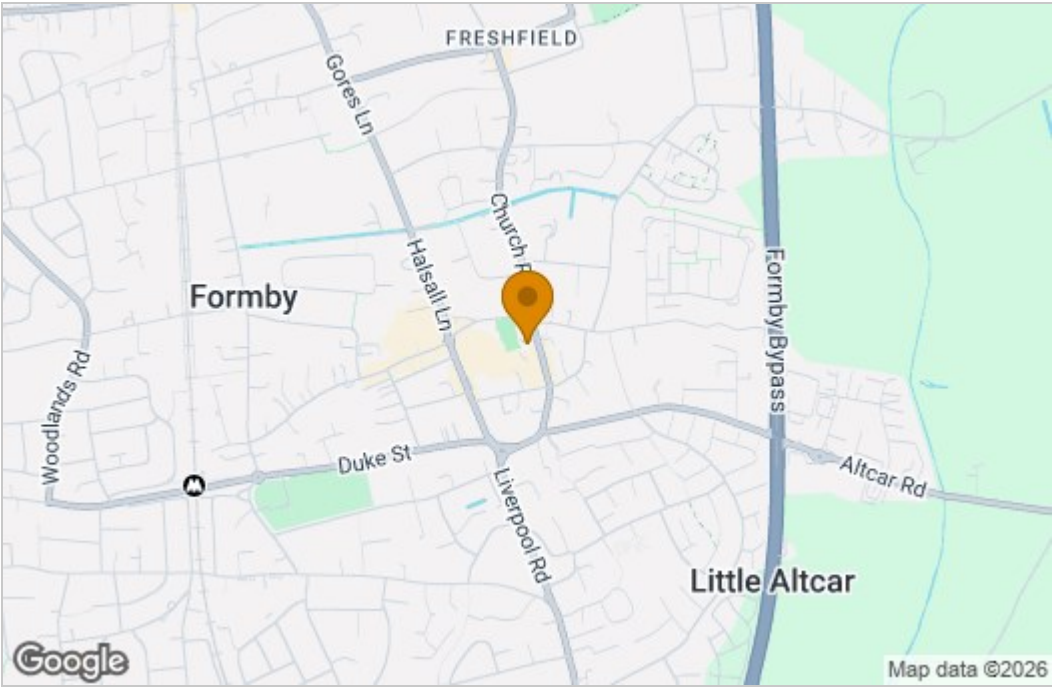
Floor Plan

Ranslett Court, Church Road, Formby  
Total Approx. Floor Area 990 Sq.ft. (92.0 Sq.M.)

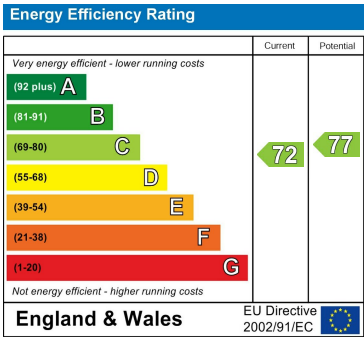
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.