KAREN PARKS
SALES & LETTINGS









21 Halsall Lane, Liverpool, L37 3NN

£160,000

Karen Parks Sales and Lettings are delighted to offer for sale this one bedroom ground floor apartment located just a short walk into Formby village. The property has just been recently redecorated and had new carpets fitted throughout making it the perfect blank canvas turnkey property or alternatively an excellent buy to let. The apartment briefly comprises of lounge-diner with bay window, kitchen, one bedroom and a bathroom. There is parking to the front of the property and beautifully kept communal gardens to the rear for residents to sit out and enjoy. The apartment is excellently positioned on a bus route and close to Formby village with all it's amenities such as shops, restaurants, cafes, hairdressers, swimming pool and gym. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Entrance
Communal Entrance with a secure front door leading into the building and the apartment is located on the ground floor to the right of the building.

Lounge-Diner 14'1" x 13'1" (4.30 x 4.00)




The open plan lounge-diner is a lovely bright room with a large bay with three double glazed windows, one radiator and a feature fireplace giving character to the room with the high ceilings.




Inner Hallway
Inner hallway with access to the bedroom, bathroom and kitchen.

Bedroom 1 9'10" x 9'2" (3.00 x 2.80)




The bedroom with newly fitted carpet has one radiator and a double glazed window.

Bathroom 6'0" x 5'6" (1.85 x 1.70)



The bathroom comprises of a P shaped bath with electric overhead shower, hand wash basin, WC, towel radiator and double glazed window with obscured glass.

Kitchen 9'0" x 7'6" (2.75 x 2.30)




The kitchen has a range of wall and base units providing storage, sink with double glazed window above and a brand new oven. There is also an integrated fridge-freezer, gas hob, extractor, the boiler is located here and there is space for a washing machine.

Outside

Communal Parking
There is off road communal parking to the front of the property for residents.

Communal Gardens




Situated to the rear of the building is the communal garden for residents to enjoy with a large area laid to lawn and a lovely array of mature trees, bushes and shrubs.




Important Information

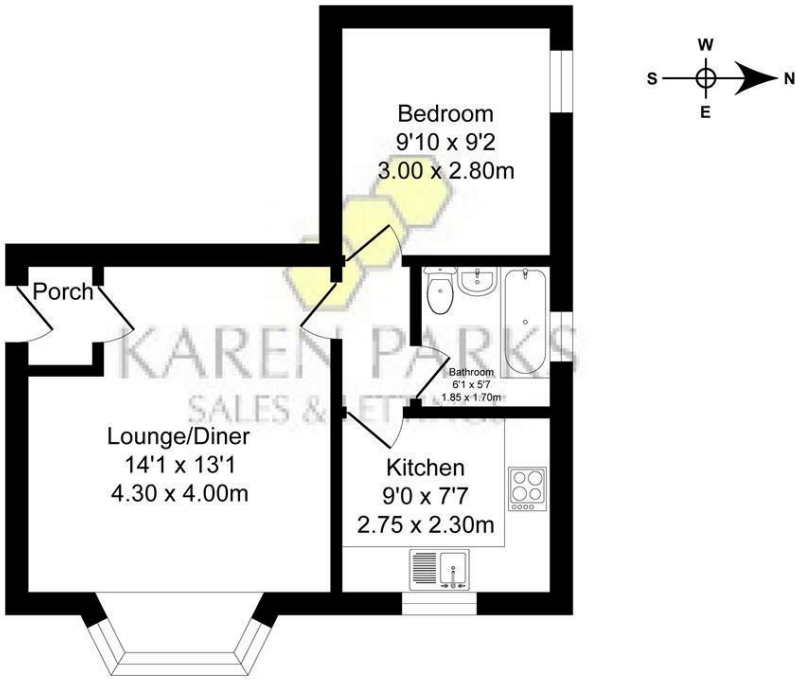
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

Halsall Lane, Formby

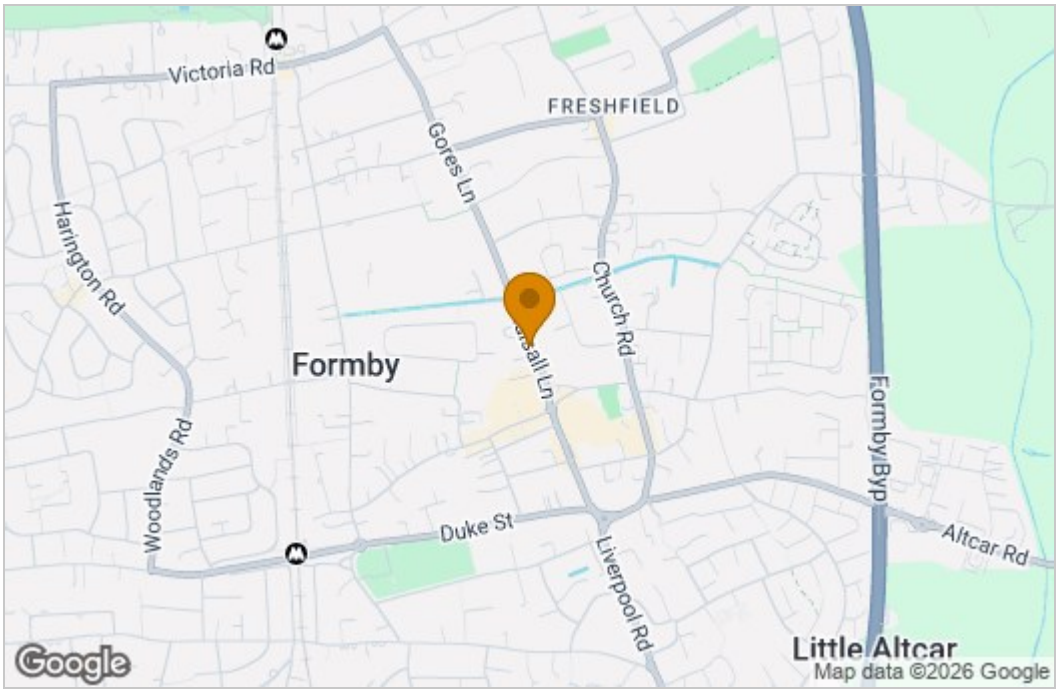
Total Approx. Floor Area 428 Sq.ft. (39.8 Sq.M.)

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.

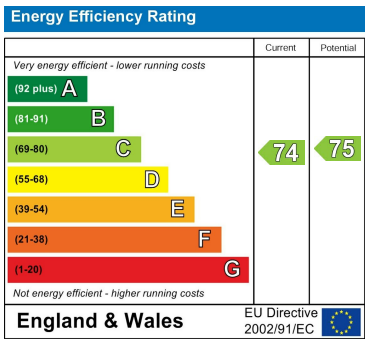


Approx. Floor
Area 428 Sq.Ft
(39.8 Sq.M.)

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

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