BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

22 Kings Road, Liverpool, L37 4BB

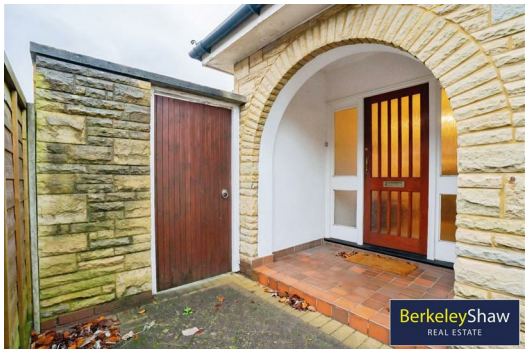
Offers Over £350,000

This substantial three-bedroom true bungalow offers a rare opportunity to acquire a well-proportioned home on a generous plot in one of Formby's most sought-after locations. Constructed in 1987 by respected local builder Mike Truman, the property spans over 1200 sq.ft and has been in the same careful ownership since new, lovingly maintained throughout therefore providing a solid and well-cared-for foundation for its next chapter.

Set back from the road, the bungalow occupies a large plot with attractive, south-facing gardens that enjoy excellent levels of natural light throughout the day. There is ample off-road parking for up to three vehicles, together with a single garage, making it ideal for development, downsizers or those seeking convenient single-storey living without compromise.

Internally, the accommodation is notably spacious, with wide hallways creating a real sense of openness and ease of movement. The layout is both practical and versatile, comprising three well-sized bedrooms, one of which is currently utilised as a study, ideal for home working or hobby use. The living areas are light and welcoming, further enhanced by a conservatory providing an additional reception space with views over the garden.

While the property would benefit from a programme of modernisation, this has been reflected in its appeal, offering purchasers the opportunity to update and personalise the interior to their own taste and requirements. Of particular note is the loft space, accessed via a pull-down ladder and partly boarded, offering excellent potential for conversion, subject to the necessary consents.



Hall

Dining Room
10'1" x 8'11" (3.09 x 2.72)

Lounge
15'1" x 1345'1" (4.61 x 410)

Conservatory
11'10" x 8'2" (3.62 x 2.49)

Kitchen
8'11" x 8'10" (2.72 x 2.71)

Utility
7'3" x 4'10" (2.23 x 1.49)

Bedroom 1
15'6" x 10'1" (4.74 x 3.09)
DOUBLE

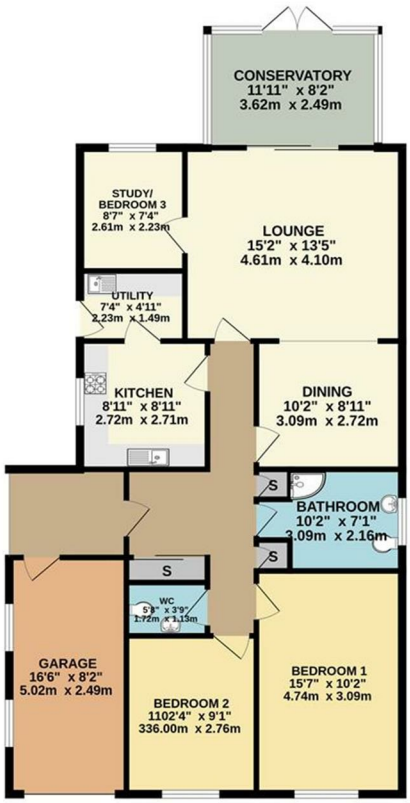
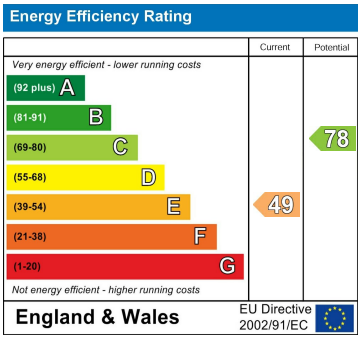
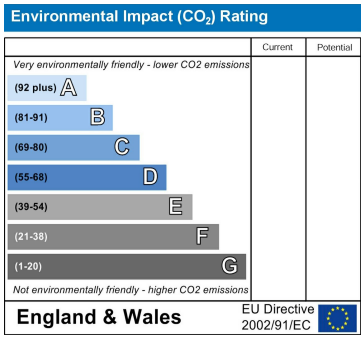
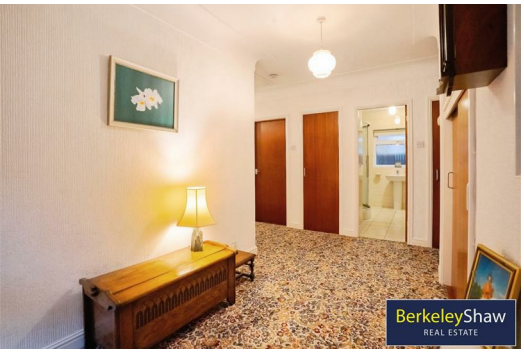
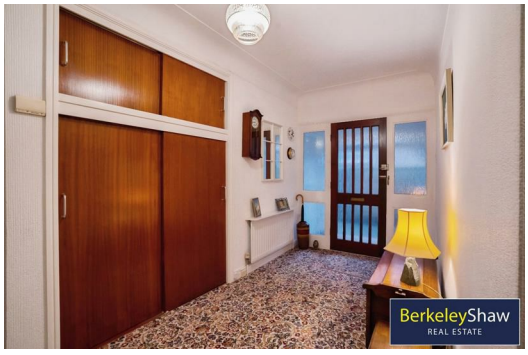
Bedroom 2
11'0" x 9'0" (3.36 x 2.76)
DOUBLE

Study/ Bedroom 3
8'6" x 7'3" (2.61 x 2.23)
SINGLE

Bathroom
10'1" x 7'1" (3.09 x 2.16)

Garage
16'5" x 8'2" (5.02 x 2.49)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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