


Parklands Way, Liverpool,
Merseyside

£1,250 per month

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

25 Parklands Way, Liverpool, Merseyside
£1,250 per month

This light and bright modern family detached home can be found tucked away in a quiet and sought after cul de sac. The property provides easy access to Liverpool and Crosby as well as been just a short drive to the M58 and M57 motorways.

The property sits with in catchment areas for good schools and offers a range of local shops all close by. The accommodation briefly comprises of: entrance porch, hall, cloakroom/Wc lounge, dining room, kitchen with utility and conservatory to the ground floor. To the first floor are three good sized bedrooms with en-suite to the main bedroom and a recently modernised family bathroom. Double glazed and gas central heated. Private driveway and integral garage as well as well maintained gardens to the front and rear.

Viewings are highly advised to appreciate the quiet and sought after location and internal presentation of the property.

Awaiting EPC
GROUND FLOOR

Entrance Porch
Double glazed door to the front aspect and internal door to the entrance hall.

Hallway
Stairs to the first floor.

Cloakroom/WC
Double glazed frosted window to the rear. Two piece suite comprising of: Low level Wc and wash hand basin.

Living Room
17' x 10'9" (5.18m x 3.28m)
Double glazed bay window to the front aspect and a wall mounted panel radiator. Wood flooring and living flame gas fire with surround. Open through to the dining room.

Dining Room
10'10" x 9'9" (3.3m x 2.97m)
Double glazed patio door to the conservatory and a wall mounted panel radiator. Wood flooring continued from the living room and open plan.

Kitchen
10'10" x 9'10" (3.3m x 3m)
Double glazed window to the rear. Range of modern fitted wall and base units with contrasting work-surfaces incorporating a single drainer sink with mixer tap. Built in electric oven and gas hon with extractor over head.

Utility Area
Plumbed for a washing machine and dishwasher. External door to the side.

FIRST FLOOR

Bedroom 1
13'1" x 11'10" (4m x 3.6m)
Double glazed window and a wall mounted panel radiator.

En-Suite
Double glazed frosted window and wall mounted heated towel rail. Three piece suite comprising of: Low level Wc, wash hand basin and walk-in shower cubicle. Tiled surrounds.

Bedroom 2
10'6" x 8'5" (3.2m x 2.57m)
Double glazed window and a wall mounted panel radiator.

Bedroom 3
9'2" x 8'4" (2.8m x 2.54m)
Double glazed window and a wall mounted panel radiator.

Family Bathroom
6'11" x 5'11" (2.1m x 1.8m)
Double glazed frosted window and heated towel rail. Modern three piece suite comprising of: Low level Wc, wash hand basin and single bath, tiled surrounds.

Exterior
Private driveway giving access to the integral garage and providing off road parking. Well maintained garden to the front and rear with the rear been private and enclosed.

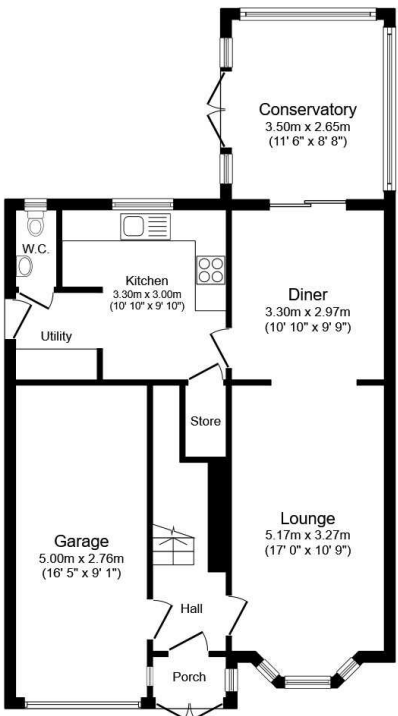
Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements
All Measurements are Approximate.

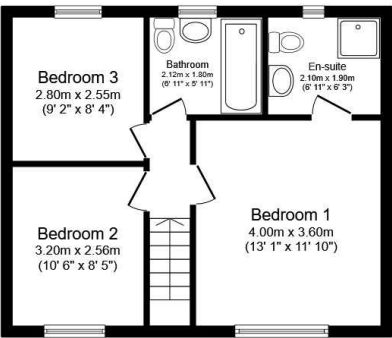
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 119.7 sq.m. (1,289 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com