



## 2 bed detached bungalow to buy

Newick Park, Liverpool, Merseyside, L32  
4RY

**£140,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Off Road Parking
- ✓ Wrap Around Garden
- ✓ Open living Room/Family Room
- ✓ Modern Detached Bungalow
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140000

Arnold and Phillips are delighted to present this modern two-bedroom detached bungalow, tucked away within a quiet cul-de-sac setting in Kirkby. Occupying an impressive plot with a wrap-around garden and off-road parking for two vehicles, this is a home that offers the convenience of single-storey living without compromising on space or flexibility. Ready to move straight into, it provides an appealing opportunity for a wide range of buyers, whether you're looking to downsize without sacrificing comfort, purchase your first bungalow, or simply enjoy the practicality of a detached home in a peaceful residential location.

Approaching the property, the sense of space afforded by the plot is immediately apparent. The wrap-around garden creates breathing room around the bungalow, giving it a pleasant degree of separation from neighbouring homes and enhancing its overall kerb appeal. Off-road parking for two vehicles adds everyday convenience, while the cul-de-sac position helps minimise passing traffic, creating a quieter environment that many buyers actively seek. The entrance welcomes you into a central hallway, thoughtfully positioned to provide straightforward access to each of the principal rooms and creating a practical flow throughout the home.

To the left-hand side of the hallway are the two bedrooms, both conveniently located away from the main living areas. Their positioning helps create a natural distinction between living and sleeping spaces, which many buyers will appreciate. The layout lends itself well to a variety of lifestyles, whether the second bedroom is required as a guest room, hobby space, home office or occasional accommodation for visiting family and friends. The central hallway arrangement also contributes to an easy-to-navigate floorplan, making day-to-day living particularly straightforward.

On the opposite side of the hallway sits the family bathroom, fitted with a three-piece suite and featuring a shower over the bath. This practical arrangement offers flexibility for households that appreciate the option of both a quick morning shower and a more relaxing bath at the end of the day. Its central location ensures easy access from all parts of the property.

Moving towards the rear of the bungalow, the home opens up into its main living space, where a generously sized lounge and family room forms the heart of the property. This is a room that feels versatile from the moment you step inside, offering plenty of scope for different furniture arrangements and lifestyle requirements. Currently configured with a comfortable living area at one end and a dining table at the other, it demonstrates how easily the space can accommodate both relaxation and entertaining. Whether you're hosting family gatherings, enjoying a quiet evening in front of the television, or sitting down for meals with friends, the room adapts comfortably to each occasion. The kitchen is tucked away from this room and features plenty of wall and base storage units with space for integrated appliances.

The connection between the lounge and dining areas creates a sociable environment, while the French doors provide direct access to the garden, helping to extend the usable living space during warmer months. It's easy to imagine opening the doors to allow guests to move freely between inside and outside when entertaining, or simply enjoying a morning coffee with the garden close at hand. The adjoining kitchen is conveniently positioned off this main living area, ensuring everything remains within easy reach and contributing to the practical nature of the home's layout.

Outside, the wrap-around garden is undoubtedly one of the property's standout features. Having outdoor space extending around the bungalow provides buyers with a range of possibilities that are often difficult to find in comparable properties. There is room to create seating areas that can follow the sun throughout the day, space for keen gardeners to personalise and enjoy, and plenty of flexibility for those who simply want an outdoor area that is manageable yet useful. The garden also helps reinforce the feeling of privacy around the home and offers opportunities to enjoy outdoor dining, entertain guests, or simply relax in your own surroundings. The size and shape of the plot create a sense of openness that complements the detached nature of the bungalow particularly well.

Kirkby continues to prove popular with buyers thanks to its blend of residential convenience and accessibility. Residents benefit from a range of everyday amenities, including shops, supermarkets, healthcare facilities and leisure options, while a selection of schools serves the surrounding area. Transport links are another key advantage, providing convenient connections to neighbouring towns and further afield for commuters and those looking to stay well connected. The combination of local services, established residential surroundings and practical transport options makes this an appealing location for a broad spectrum of purchasers.

What stands out most about this home is the balance it strikes between simplicity and flexibility. The detached bungalow design, generous plot, adaptable living accommodation and move-in-ready presentation come together to create a property that can comfortably evolve alongside its owner's needs. For buyers seeking the ease of single-storey living within a peaceful setting, yet still wanting enough space to entertain, relax and make their own mark, this is a home well worthy of consideration.

Tenure: We understand the property to be Freehold, however prospective purchasers should seek to obtain verification of this from their solicitor. Council Tax Band B.

Council Tax Band: B

Tenure: Freehold

Length of Lease: 111

Price: Starting Bid £140,000

Property Type: Detached Bungalow

Parking: Driveway

Year built: 2012

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            | 73      | 80                                                                                                            |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Newick Park, Liverpool, Merseyside, L32 4RY

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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.

