



## 8 Wicks Lane, Liverpool, Merseyside L37 3JG

Offers Over £570,000

Karen Parks @Berkeley Shaw are delighted to offer for sale this 2/3 bedroomed spacious and bright detached true bungalow. The property is situated on a quiet cul-de-sac road within close proximity to Formby Village, Local Schools and Formby Nature reserve. The accommodation comprises: porch, entrance hall, lounge, family room/occasional bedroom, fitted kitchen/dining room, utility room, two further bedrooms (master with en-suite) and family bathroom. Outside drive with parking for several vehicles, a garage and well maintained gardens to the front and rear.





**Ground Floor**

**Porch**

UPVC double glazed leaded door and side windows, tiled floor, UPVC double glazed leaded door and side windows to:

**Entrance Hall**

12'8" x 10'9" (3.87 x 3.28)

Spacious hall with dado rail and radiator with decorative cover, cloaks cupboard with hanging and storage,

**Lounge**

UPVC double glazed French doors and side windows to front, UPVC double glazed bay window to side, feature wooden fire surround with marble hearth and inset, coal effect living flame gas fire, radiator,

**Fitted Kitchen/Dining Room**

26'0" x 10'1" (7.93 x 3.08)

UPVC double glazed door to side courtyard, Bay window and side window, range of high and low level fitted units with glass cupboards, post formed work surfaces, stainless steel sink unit with drainer board and mixer tap, built in double 'NEFF' oven, 4 ring 'NEFF' gas hob with extractor over, integrated dishwasher, integrated fridge, part tiled walls, tiled floor, radiator,

**Family Room/Bedroom 3**

18'6" x 17'2" (5.64 x 5.24)

Family Room/Occasional Bedroom, glazed windows and French doors to rear garden, dado rail, radiator with decorative cover, amtico flooring.

**Bedroom 1**

16'9" x 11'5" (5.12 x 3.48)

Two UPVC double glazed windows to rear garden, range of fitted wardrobes to one wall, built in dressing table, chest of drawers, bedside tables and window seat. Radiator,

**Bedroom 2**

18'8" x 10'6" (5.70 x 3.21)

UPVC double glazed bay window, range of fitted wardrobes to one wall, built in chest of drawers, radiator with decorative cover.

**En-Suite**

7'2" x 5'3" (2.19 x 1.61)

UPVC double glazed window, white suite comprising: P shape walk in shower cubicle, wash basin in vanity unit, low level wc, tiled walls, tiled floor, heated chrome towel rail.

**Family Bathroom**

10'0" x 9'7" (3.05 x 2.94)

UPVC double glazed window, white suite comprising, tiled sided bath with mixer tap and shower hose, walk in shower cubicle, wash basin and low level wc in vanity unit, heated chrome towel rail, tiled walls, tiled flooring.

**Utility Room**

10'11" x 5'4" (3.33 x 1.65)

UPVC double glazed door and window to rear garden, plumbed for washing machine, space for tumble dryer, wall hung baxi boiler in cupboard, space for fridge/freezer.

**Outside**

**Garage**

21'10" x 7'9" (6.67 x 2.37)

Electric up and over door, double wooden doors to rear garden, power and electrics laid on.

**Front Garden**

Block paved drive with parking for numerous vehicles, laid to lawn, borders with trees, shrubs and bushes.

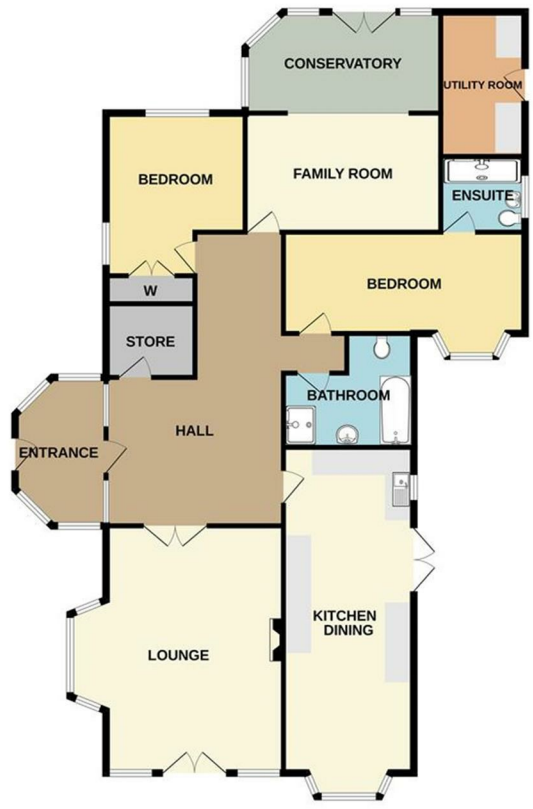
**Rear Garden**

Secluded and well maintained, laid to lawn, patio area, borders with shrubs and bushes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
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(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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. Made with Metropia ©2023



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