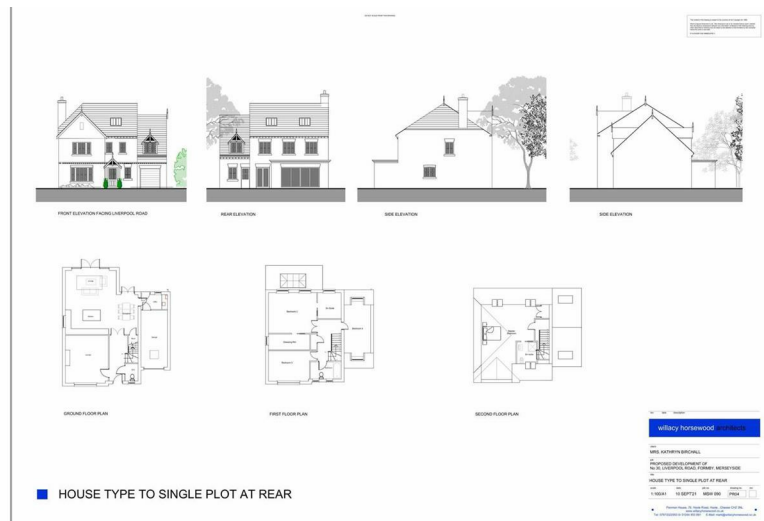
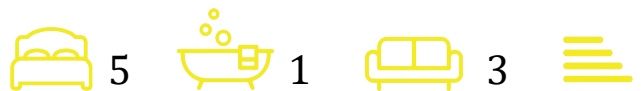


KAREN PARKS
SALES & LETTINGS



30 Liverpool Road, Formby
, Liverpool, L37 4BW

Offers Over £800,000



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, Liverpool, L37 4BW

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ACCOMMODATION

Ground Floor

Vestibule

Hallway

Hallway with one radiator and a under stairs storage cupboard containing the meters.

Lounge

15'04" x 13'01" (4.67 x 3.99)

Situated off the hallway is the lounge with a large bay window allowing in plenty of light, a radiator and gas fire.

Dining Room

15'04" x 12'10" (4.67 x 3.91)

The dining room has a bay window, radiator and gas fire with brick effect surround.

Cloak Room

13'01" x 4'08" (3.99 x 1.42)

The cloak room is located off the hallway and there is one window and a sink.

Kitchen

12'06" x 7'10" (3.81 x 2.39)

The kitchen has a range of wall and base units providing storage, there is a sink, radiator and two windows. There is space for an oven, washing machine and fridge freezer.

Morning Room

13'0" x 11'07" (3.96 x 3.53)

The morning room is a bright space with two windows looking out over the garden. There is a radiator and gas fire.

Utility Room

Utility room with space for a dryer, some shelving for storage and one window.

First Floor

Landing

There is a split level landing, with one bedroom and the bathroom at the lower level, and then the rest of the bedrooms situated up five steps. There is one radiator.

Bedroom 1

13'01" x 12'11" (3.99 x 3.94)

This bedroom is a good sized room with a window looking out over the rear garden. There is a radiator and also a fireplace.

Bedroom 2

13'01" x 13'0" (3.99 x 3.96)

This bedroom has a range of fitted wardrobes and shelves providing storage for the room, there is also a built in dressing table with a window over looking the front of the property. There is one radiator and a fireplace.

Bedroom 3

13'01" x 12'09" (3.99 x 3.89)

This bedroom has two windows allowing in plenty of light, there is one radiator and a fireplace. There are fitted wardrobes providing storage.

Bedroom 4

12'11" x 12'06" (3.94 x 3.81)

This bedroom is situated at the front of the property. There are fitted wardrobes and drawers providing plenty of storage for the room. There is a radiator, fireplace and one window.

Bedroom 5

11'06" x 7'10" (3.51 x 2.39)

This room is positioned at the rear of the property and has one radiator.

Tel: 01704 835780

Bedroom 6/Office

6'09" x 6'06" (2.06 x 1.98)

This room could be used as a nursery or alternatively an office for those working from home. There is one window.

Bathroom

8'04" x 7'10" (2.54 x 2.39)

The bathroom comprises of a bath with over head shower, WC, hand wash basin, radiator and window.

Outside

Front Garden

There is a good sized driveway behind metal gates providing off road parking for multiple cars leading up to the garage. There is a pathway leading up to the property with an area laid to lawn either side. The side of the property is walled separating the front and rear gardens.

Rear Garden

The rear garden is of a substantial size and in total the property sits on 0.42 of a acre. The garden is completely lawned to the rear and the four car garage is situated at the back of the garden. A garden of this size would be excellent for a family or alternatively the gardens could be developed subject to suitable

planning and building regulations. The current owners have applied for planning permission but is currently pending a decision.

Garages

To the rear of the garden is a four car garage. There is also another three car garage leading on from the driveway to the side of the property.

Outbuildings

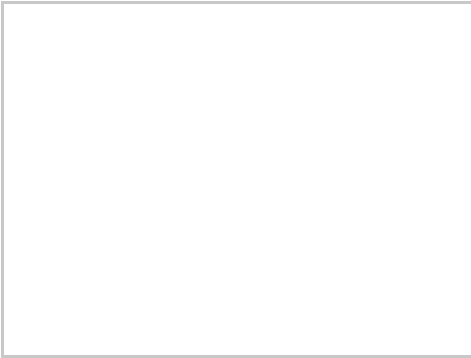
There are three outbuildings to the rear of the property. One of which is for storage, one contains a WC and the third outbuilding houses the boiler and could also be used for additional storage.

Important Information

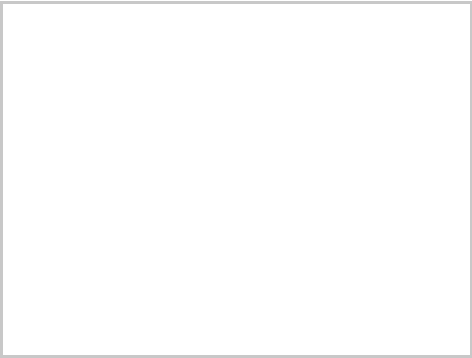
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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



Road Map



Hybrid Map



Terrain Map



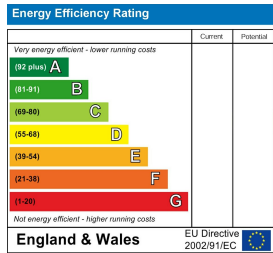
Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

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.