



**KAREN PARKS**  
SALES & LETTINGS



**Plot 2 1 Westinghouse Close, Liverpool, L37 6BF**

**£649,950**

THREE PLOTS NOW RESERVED - The Marram is a luxurious development of 4-bedroom executive detached family homes by Liverpool based developer, Tower Grange homes. Located just two miles from the iconic National Trust Reserve at Formby Beach, and close to local shops, bars, restaurants, and railway stations, this property is in a sought-after location within a fantastic school catchment area. High-quality finishes throughout, with all rooms light, bright, and spacious, creating a wonderfully relaxing atmosphere featuring Porcelanosa tiles, Vado tapware and Roundel kitchens.

## Interior Features

Walls - Dulux white matt emulsion throughout  
Ceilings - Dulux white matt emulsion throughout  
Internal doors - Oak veneer doors with brushed chrome furniture  
Architrave - MDF, eggshell white Dulux paint finish  
Skirting - MDF, eggshell white Dulux paint finish  
Staircase - Oak handrail and white spindles  
Flooring - Choice of carpets for lounge & bedrooms.  
Choice of Porcelanosa floor tiles to hallway, kitchen, and utility

## Kitchen & Utility Room

Kitchen Styles - Choice of contemporary designer fitted kitchen with soft closing cupboards.  
Worktops - Choice of laminate worktops  
Upstand - Matching laminate upstand  
Appliances - Integrated electric oven, Black glass induction hob, Haier ceiling cooker hood, Integrated 70/30 fridge freezer, Integrated dishwasher, plumbing and power for washing machine to utility.  
Sink - Black 1.5 bowl sink with single black Ridley mixer tap.  
Utility - black single sink with single black Ridley mixer tap.  
Under Unit Lighting - LED light bar to underside of kitchen units

## Electrical & Heating

Central Heating - Gas fired central heating with energy efficient boiler.  
Heating - Under floor heating to ground floor with multi room thermostat control.  
Radiators - Thermostatic controlled radiators to first floor  
Lighting - Recessed LED downlighters to hall, kitchen / utility, bathroom and en suites  
Data Points- TV and data points to lounge, family room, and all bedrooms  
Electrical Sockets and Switch Plates - Light switches, sockets, and USB points in white  
Smoke Detectors - Mains power smoke detectors  
Telephone - Telephone point to lounge, family, and bedrooms  
Security - Wired intruder alarm

## Bathrooms & Cloakroom

Sanitaryware - Contemporary white sanitaryware throughout  
Tapware - Black Vado tapware throughout  
Bath - Luxury free standing bath to main en suites  
Sinks - Wall hung vanity unit to bathroom and main en suites with shaver point and lighting.  
Shower - Concealed thermostatic controlled shower over bath to bathroom with black edged screen++  
Concealed thermostatic controlled showers to en suites with low profile shower tray and black edged glass screen.  
Tiling - Choice of Porcelanosa wall and floor tiling  
Towel Rail - Black heated ladder rail to bathrooms and en suites

## Exterior Features

Front Door - High security contemporary black insulated front door  
Windows - Black double glazed UPVC windows with white internal frames  
Juliet balcony to bedroom 1 with frameless glass balustrade  
Garage - Manual up and over garage door in black  
Driveway - Block paved driveways.  
Patio - Large rear paved patio area. Paving to front and sides.  
Lighting - PIR up / down wall light to entrance and rear patio  
Taps - Water tap to side entrance.  
Turfing - Turfed front and rear gardens  
Planting - Hedges and planters to front garden  
Car Charger - Electric car charges

++ Type 1 only, Type 2 has separate shower in the bathroom.

\*CGI drawings are indicative\*

## ACCOMMODATION

### Ground Floor

**Kitchen-Diner Family Room 30'9" x 12'3" (9.39 x 3.75)**



**Lounge 14'11" x 12'11" (4.57 x 3.94)**



**Utility Room 9'5" x 6'0" (2.88 x 1.83)**

**Cloak Room 6'0" x 3'2" (1.83 x 0.98)**

**Store 4'0" x 2'8" (1.23 x 0.83)**

**Garage 20'0" x 9'11" (6.10 x 3.03)**

**First Floor**

**Bedroom 1 19'9" x 14'4" (6.03 x 4.39)**

**Ensuite 1 8'7" x 5'6" (2.64 x 1.70)**

**Bedroom 2 15'1" x 12'11" (4.61 x 3.96)**

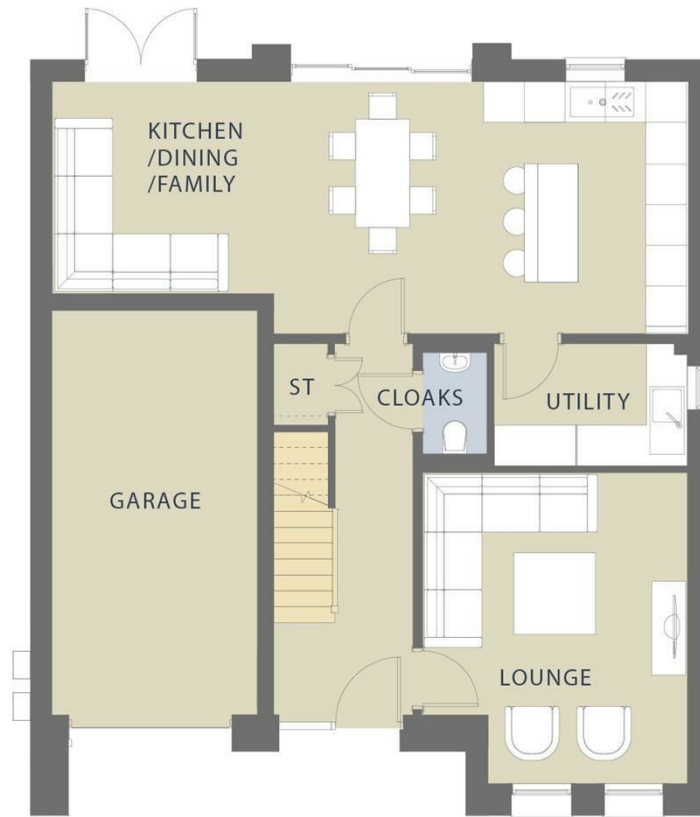
**Ensuite 2 10'8" x 4'0" (3.27 x 1.24)**

**Bedroom 3 16'1" x 10'4" (4.92 x 3.15)**

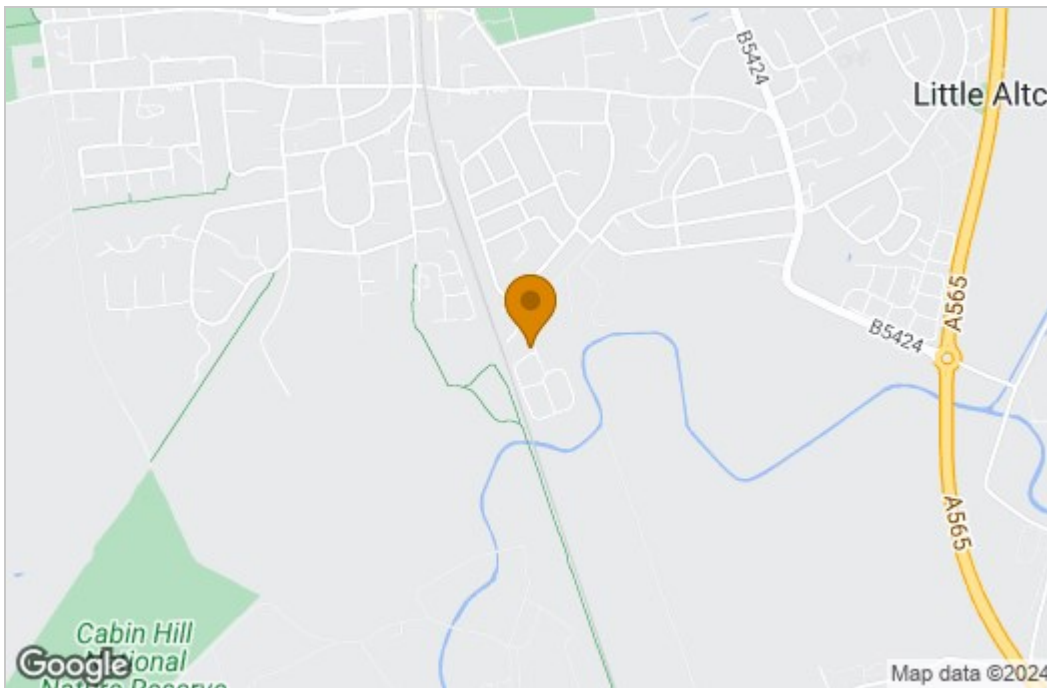
**Bedroom 4 14'4" x 10'8" (4.37 x 3.26)**

**Bathroom 10'1" x 5'10" (3.08 x 1.78)**


# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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