



KAREN PARKS
SALES & LETTINGS



Plot 2 1 Westinghouse Close, Liverpool, L37 6BF

£649,950

ONLY ONE PLOT NOW REMAINING - 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)

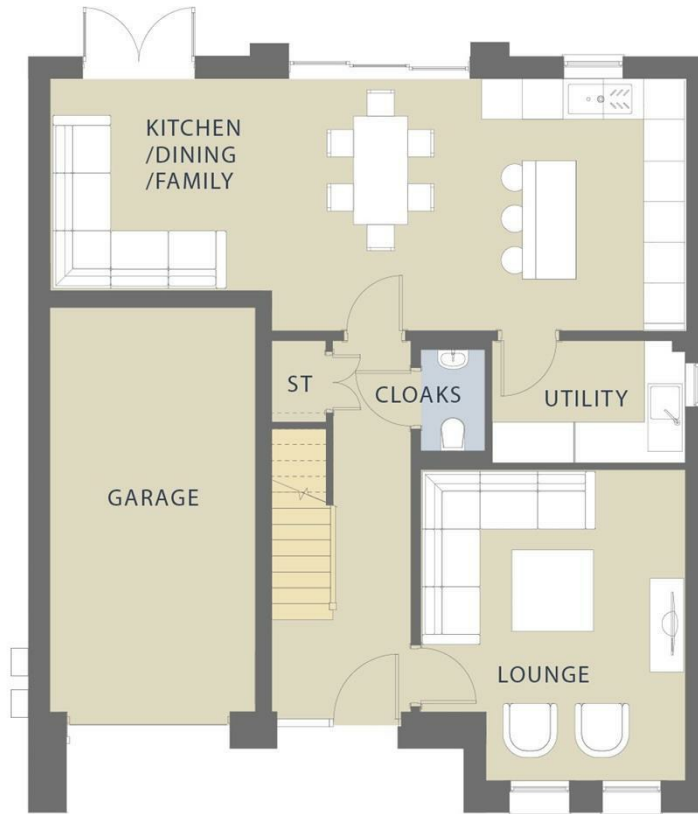
Ensuite 2 10'8" x 4'0" (3.27 x 1.24)

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

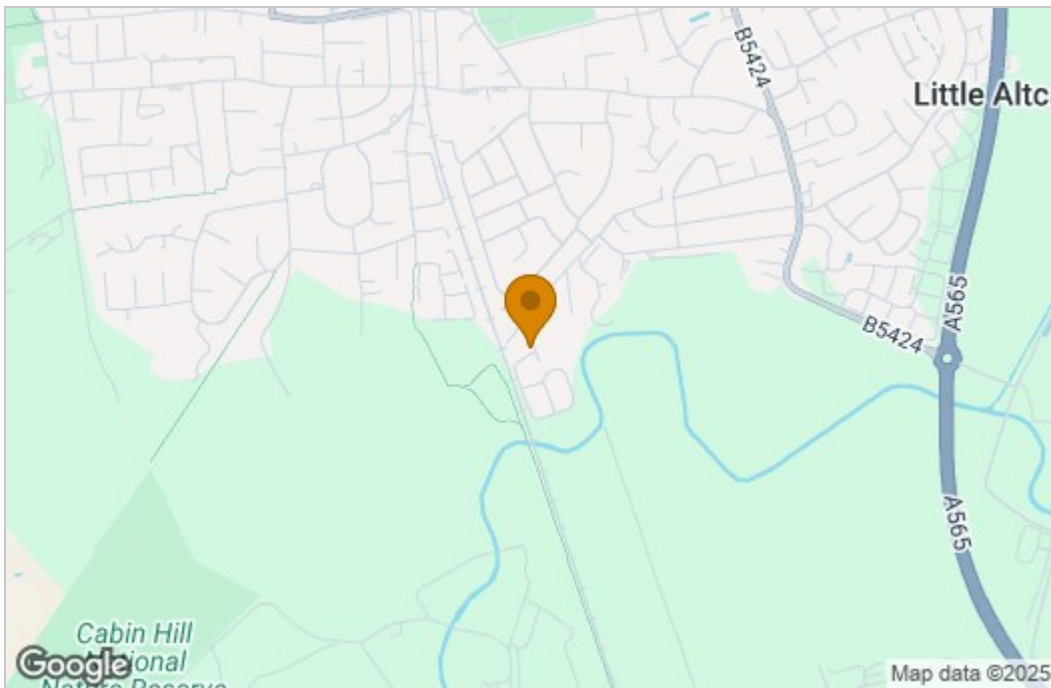
Bedroom 4 14'4" x 10'8" (4.37 x 3.26)

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) A			
(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 	

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