

**KAREN PARKS**  
SALES & LETTINGS



## Plot 3 2 Westinghouse Close

Formby, Liverpool, L37 6BF

**£649,950**



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## 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

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

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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.

## 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

8'9" x 9'3" (2.67 x 2.83)

#### 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

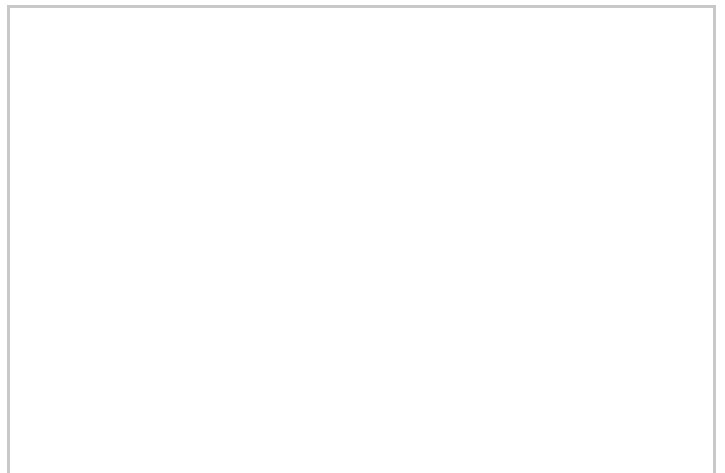
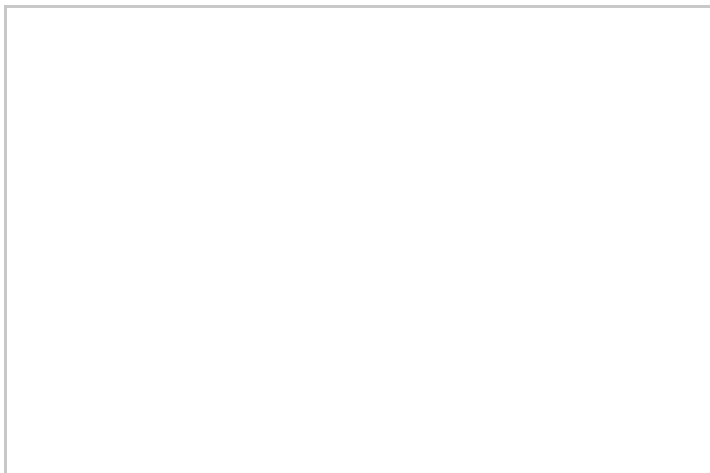
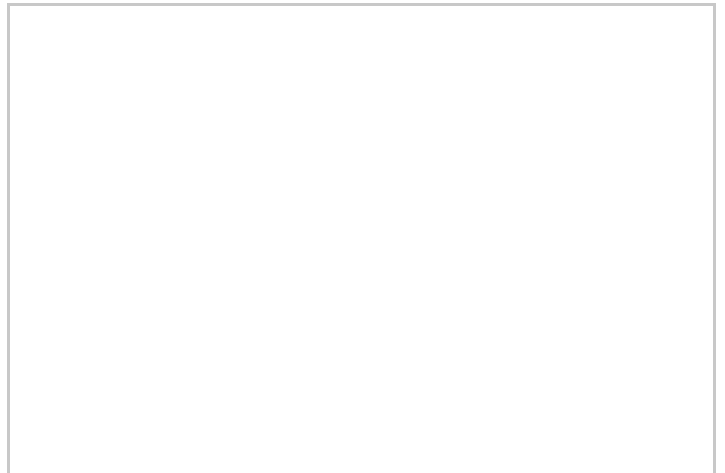
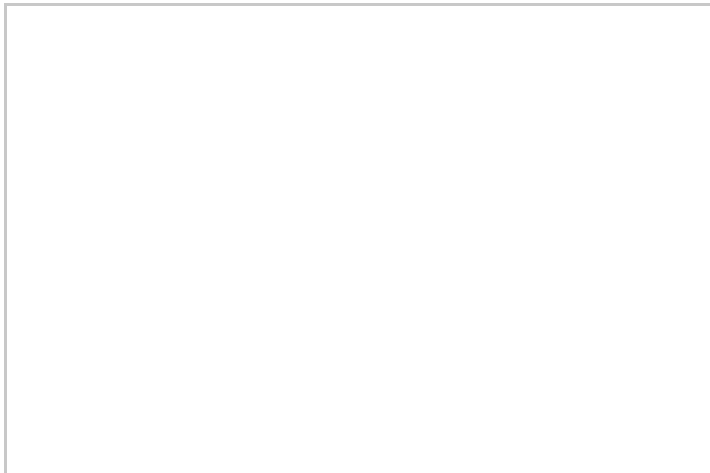
16'1" x 10'4" (4.92 x 3.15)

#### Bedroom 4

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

#### Bathroom

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



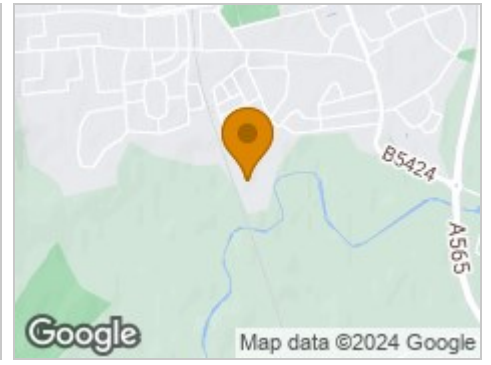
## Road Map



## 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



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