

KAREN PARKS
SALES & LETTINGS



Plot 4 3 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 and 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 and 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 and 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.

CGI drawings are indicative

ACCOMMODATION

Ground Floor

Kitchen-Diner Family Room

26'0" x 12'2" (7.93 x 3.72)

Lounge

13'10" x 13'9" (4.22 x 4.20)

Utility

7'10" x 5'8" (2.41 x 1.75)

Cloak room

5'8" x 3'6" (1.73 x 1.07)

Store

3'6" x 2'0" (1.07 x 0.62)

Garage

20'1" x 10'0" (6.13 x 3.07)

First Floor

Bedroom 1

16'0" x 14'0" (4.88 x 4.29)

Ensuite 1

9'7" x 7'1" (2.93 x 2.18)

Bedroom 2

14'7" x 10'0" (4.47 x 3.07)

Ensuite 2

10'0" x 6'11" (3.07 x 2.13)

Bedroom 3

12'4" x 11'10" (3.76 x 3.63)

Bedroom 4

12'7" x 13'5" (3.85 x 4.11)

Bathroom

9'8" x 6'1" (2.97 x 1.87)



Road Map



Hybrid Map



Terrain Map



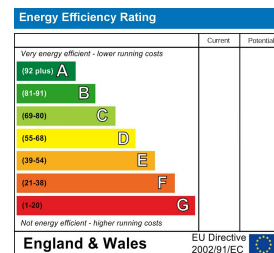
Floor Plan



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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