



KAREN PARKS
SALES & LETTINGS



96 Raven Meols Lane, Liverpool, L37 4DG
Offers Over £450,000

Karen Parks Sales and Lettings are delighted to bring to market this extended, three bedroom semi detached property boasting plenty of character with beautiful sash windows and open fires. The property makes a perfect family offering three double bedrooms and a family bathroom to the first floor and ample living space to the ground floor. This comprises of - living room, dining room, an open plan kitchen-family room and shower room. There is off road parking to the front of the house and beautiful gardens to the rear with the advantage of a garden room/office complete with log burner. The property is located in a perfect spot being close to local Primary and high schools, transport routes and also within walking distance of both Formby village and the Pinewoods. Early viewing is advised to appreciate the space and features this property has to offer.

ACCOMMODATION

Porch

Porch leading into the hallway.

Hallway



The hallway has one radiator and an under stairs storage cupboard.

Lounge 12'0" x 11'11" (3.66 x 3.64)



The lounge is situated to the front of the property has a bay window with three sash windows allowing an abundance of light to flow in. There are three radiators and a feature fireplace with open fire - perfect for a cosy winter evening. The lounge benefits from original coving and ceiling rose giving a real characterful feel to the room.

Dining Room 12'0" x 10'5" (3.66 x 3.18)



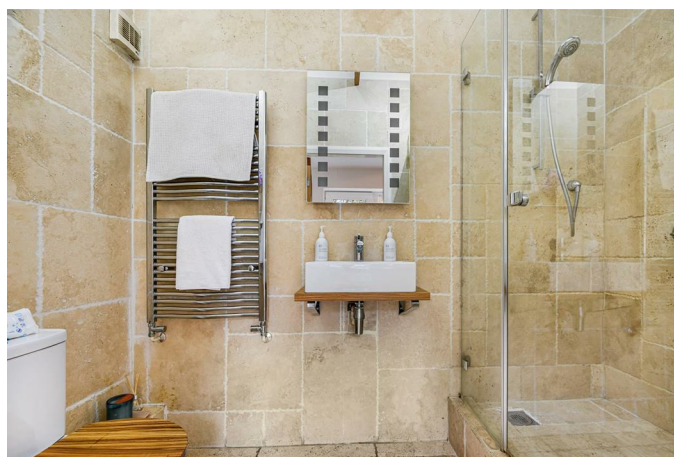
Situated off the hallway is the dining room which could either be used as a formal dining room or additional reception room/play room. There are two sash windows offering dual aspect views of the garden, one radiator and an open fireplace as a focal point for the room.

Kitchen open to Family Room 18'6" x 9'11" into 28'4" x 9'11" (5.64 x 3.03 into 8.64 x 3.03)



The kitchen open to family room is the perfect space for both family living and entertaining. The open plan kitchen has a range of wall and base units providing plenty of storage, Belfast sink and an integrated aga and wine fridge. There is space for a fridge freezer, dishwasher, washing machine and additional oven. This is a very bright space with a number of double glazed windows lining the wall and two sets of double patio doors leading out into the garden. There is also an additional side door giving access to the garden. There are three radiators in this space.

Shower Room 8'6" x 4'0" (2.61 x 1.23)

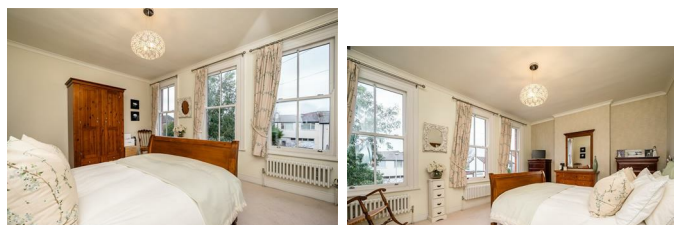


The shower room has a large shower cubicle, hand wash basin, WC, heated towel rail and extractor fan.

First Floor

Landing

Bedroom 1 16'11" x 11'11" (5.18 x 3.65)



The spacious master bedroom has three sash windows and three radiators.

Bedroom 2 15'3" x 10'0" (4.66 x 3.05)



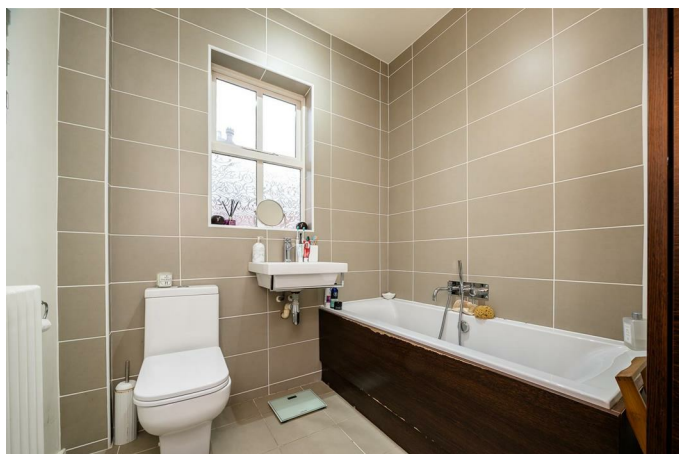
The second bedroom has a double glazed window, one radiator and fitted wardrobes providing storage.

Bedroom 3 11'11" x 10'10" (3.65 x 3.31)



The third bedroom has a double glazed window looking out over the garden and one radiator.

Bathroom 6'10" x 6'8" (2.09 x 2.05)



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

Outside

Front Garden

The front of the property has a block paved driveway providing off road parking for multiple cars and this is

lined with an array of trees and bushes providing privacy to the front of the house.

Rear Garden



The Southerly facing rear garden offers the perfect space for a mix of both garden party entertaining and space for children to play. Entering out from the patio doors is a block paved area with a fold down bar and space for a hot tub - which is sheltered and has privacy from the surrounding trees. This leads onto an area with space for seating - perfect for alfresco dining during a summer BBQ next to the brick built BBQ area. Leading on from here is an area laid to lawn and boarded by an array of mature trees and bushes. Nestled to the rear is a private garden space perfect for a morning coffee - situated next to the garden room.

Garden Room/Office 10'5" x 8'7" (3.18 x 2.62)



The garden room situated at the rear of the garden is the perfect space to get away for some quiet reading time or alternatively as an office space for those working from home. Finished with a log burner making it a cosy space even in the winter months. The garden room benefits from having electrics and internet.

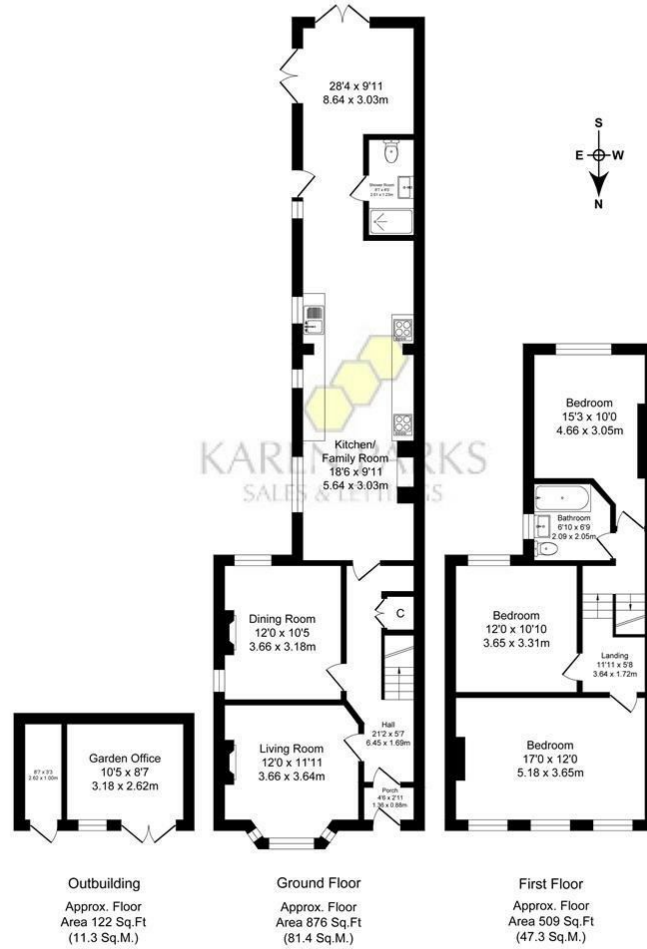
Important Information

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.

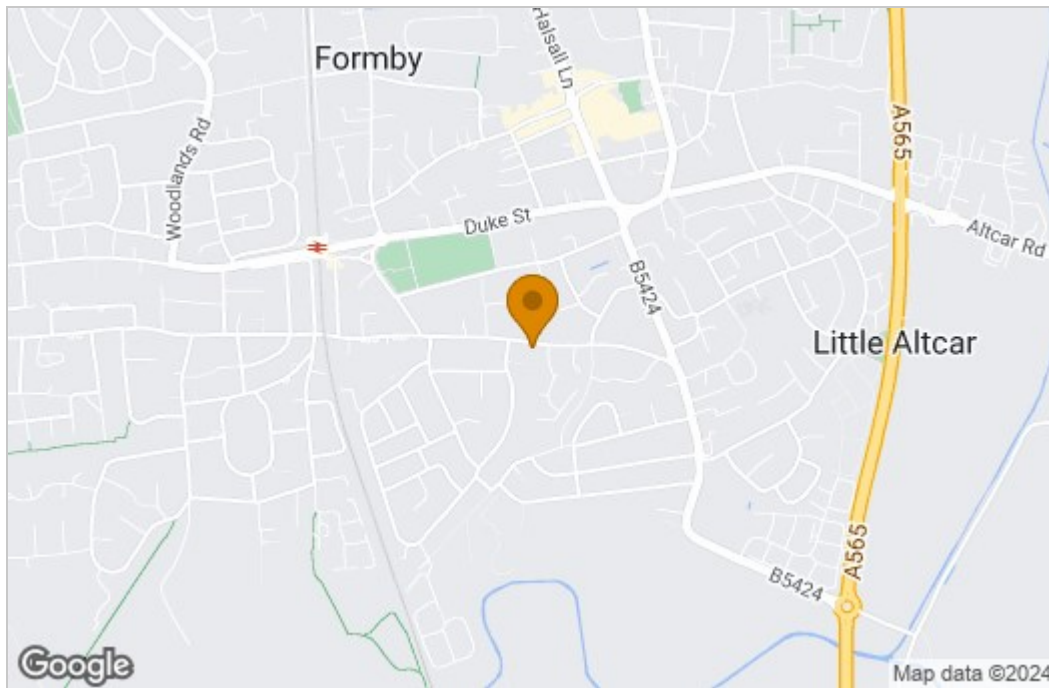
Floor Plan

Ravenmeols Lane, Formby,
Total Approx. Floor Area 1507 Sq.ft. (140.0 Sq.M.)

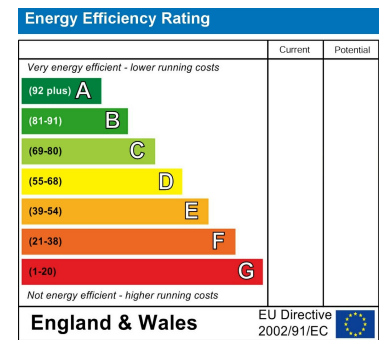
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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