



**KAREN PARKS**  
SALES & LETTINGS



**29 Lingdales, Formby, L37 7HA**

**£335,000**

Karen Parks Sales and Lettings are delighted to bring to market this spacious, four bedroom detached family home offering plenty of living space. The property briefly comprises of: on the ground floor- porch, hallway, kitchen, living/dining room with doors into the conservatory, shower room/utility and WC. On the first floor are four bedrooms - three double bedrooms and one single and a family bathroom. The property is located in a quiet spot close to shops and local Primary Schools - making it a perfect family home. It is also within easy reach of the Formby Bypass which is perfect for those commuting to Liverpool or Southport. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### **Porch 7'4" x 6'3" (2.25 x 1.93)**

Large enclosed porch with a double glazed window leading into the hallway.

#### **Hallway 12'4" x 7'4" (3.78 x 2.24)**

The hallway has one radiator.

#### **Kitchen 14'11" x 8'3" (4.57 x 2.52)**



The kitchen is situated at the front of the house and has a range of wall and base units providing plenty of storage. There are two double glazed windows allowing in light and a door giving access out to the garden.

#### **Dining Room 10'11" x 8'11" (3.35 x 2.73)**



Accessed from the kitchen is the dining room which has one radiator, a double glazed window looking out over the garden and an archway opening into the living room.

#### **Living Room 16'2" x 10'11" (4.94 x 3.35)**



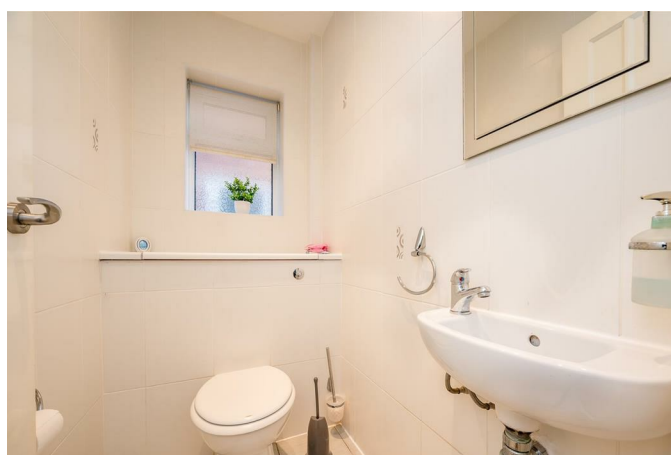
The living room can either be accessed from the hallway or through an arch from the dining area. There are two double glazed windows, a feature fireplace and doors leading into the conservatory.

#### **Conservatory 8'9" x 8'8" (2.69 x 2.65)**



The conservatory is situated off the lounge through sliding patio doors. There are doors leading out into the garden and it is a nice bright space to enjoy views of the garden.

#### **WC 5'9" x 3'4" (1.76 x 1.02)**



There is a WC with hand wash basin and double glazed window.

**Shower Room/Utility Room 9'1" x 7'10" (2.78 x 2.40)**



The shower room has a large shower cubicle and stainless steel sink with draining board. There is a towel radiator, space for a washing machine and a large storage cupboard.

**First Floor**

**Landing 12'4" x 7'4" (3.77 x 2.25)**

The landing has one double glazed window, a radiator and a loft hatch.

**Bedroom 1 14'0" x 11'0" (4.27 x 3.36)**



The master bedroom has a row of white gloss fitted wardrobes providing plenty of storage, one radiator and a double glazed window.

**Bedroom 2 12'9" x 10'11" (3.89 x 3.34)**



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

**Bedroom 3 12'5" x 8'11" (3.80 x 2.74)**



The third bedroom has one radiator and a double glazed window over looking the front of the house.

**Bedroom 4 8'4" x 7'8" (2.56 x 2.35)**



This bedroom could either be used as a single bedroom or an office. There is one radiator and a slim double glazed window.

**Bathroom 8'3" x 6'7" (2.52 x 2.03)**



The bathroom comprises of a bath with overhead shower, hand wash basin, WC, towel radiator and a storage cupboard containing the tank.

**Outside**

### **Front Garden**

There is a large paved driveway providing off road parking for two cars.

### **Rear Garden**



The rear garden has a paved patio leading out from the conservatory perfect for alfresco dining. There is an area laid to lawn with paved walkway leading to the rear of the garden and bordered by an array of mature shrubs and bushes.

### **Garage 9'1" x 7'7" (2.78 x 2.33)**

There is a garage to the front of the property with room for storage.

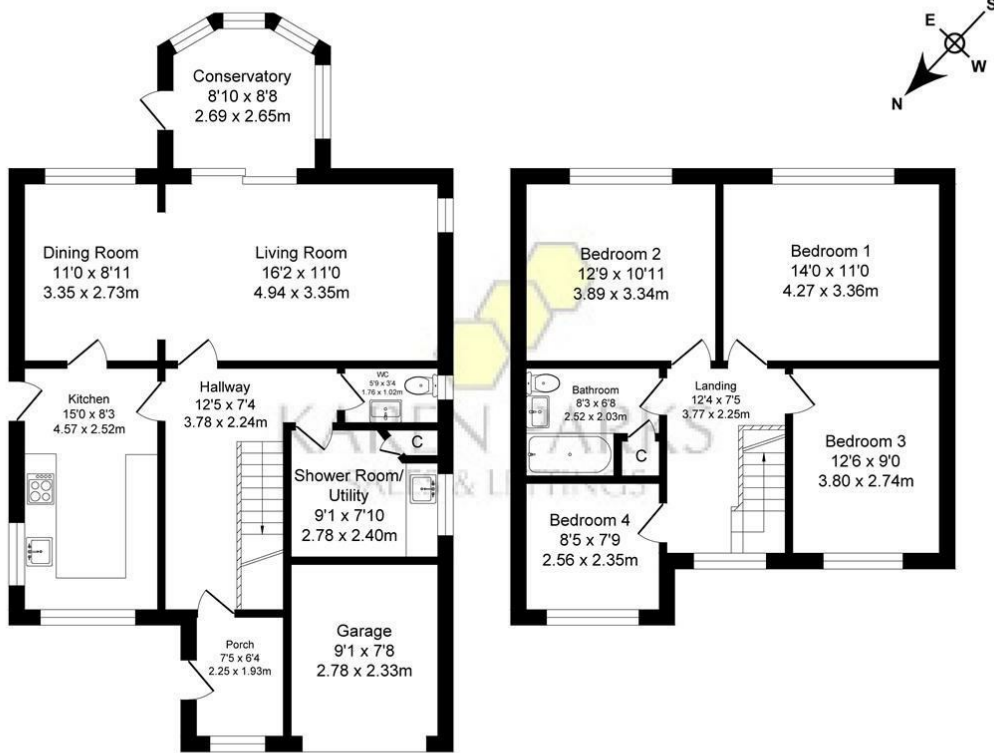
### **Important Information**

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

## Lingdales, Formby Total Approx. Floor Area 1498 Sq.ft. (139.2 Sq.M.)

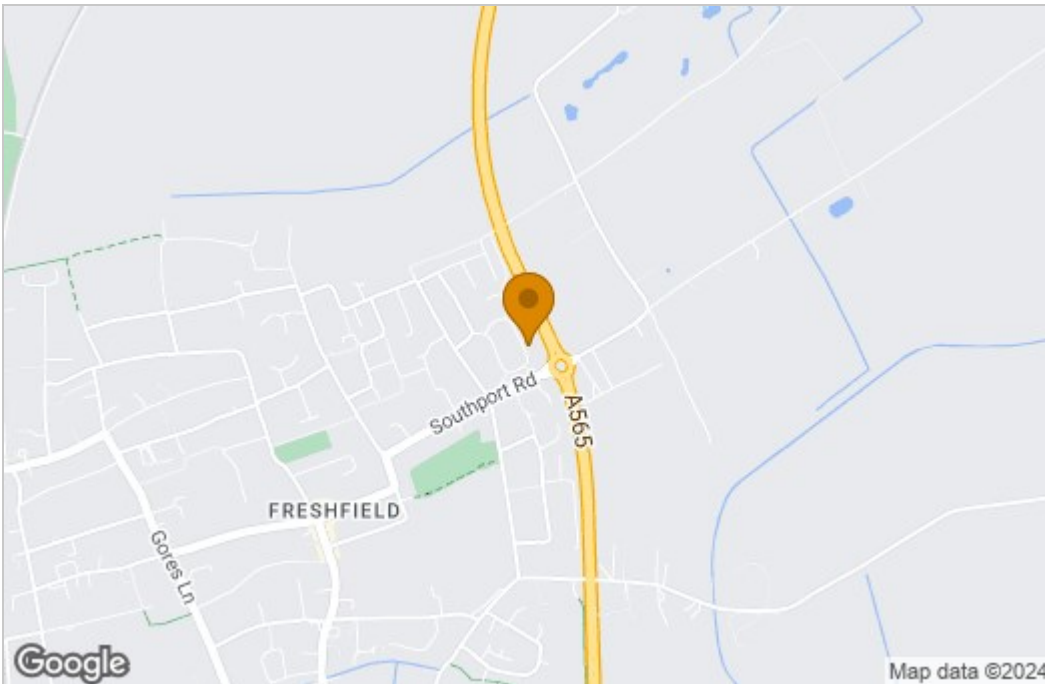
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



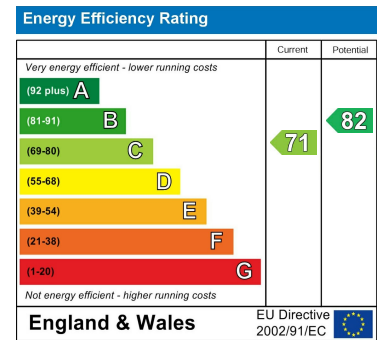
Ground Floor  
Approx. Floor Area 879 Sq.Ft (81.7 Sq.M.)

First Floor  
Approx. Floor Area 619 Sq.Ft (57.5 Sq.M.)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.