

**KAREN PARKS**  
SALES & LETTINGS



**54 Ridgewood Way, Liverpool, L9 8HJ**  
**Offers Over £400,000**

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented, extended and renovated five bedroom detached house. No detail has been un-thought of in this property and offers versatile space for family living and entertaining. This turn-key property comprises of: to the ground floor- hallway, lounge, bedroom 5/additional reception room, open plan extended kitchen family room with space for dining and living area and utility off this room. To the first floor are four bedrooms and a spacious family bathroom with separate bath and shower complete with jacuzzi bath and TV. There are gardens and a parking space to the front of the property. To the rear through electric gates is an additional parking space in front of a single garage and separate home gym. The property is situated close to Transport links and also a Shopping Park containing a vast array of shops and restaurants for all your needs.



## ACCOMMODATION

### Ground Floor

#### Hallway



The hallway is panelled and has one radiator.

#### Lounge 13'6" x 10'7" (4.13 x 3.24)



The modern lounge has one double glazed window, a radiator and space for TV fitted into wall.

#### Open plan Kitchen-Lounge-Diner



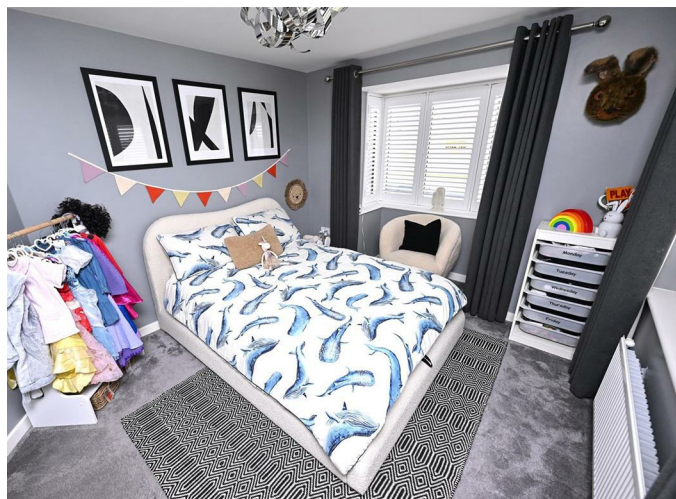
The open plan kitchen-lounge/diner space is a perfect space for family living and entertaining guests. There is a sleek and modern newly fitted Poggenpohl kitchen which has a feature island with drawers for additional storage and a Bora hob with downward extractor. There are a range of wall and base units providing storage with an integrated oven, dishwasher, sink with Quooker tap and coffee machine. There are two sets of bi fold doors leading out into the garden which is perfect for the summer months and three additional velux windows allowing in light. There is a lounge and dining area with two radiators.

### Utility Room



The utility room has plumbing and space for a washing machine, dryer and large fridge-freezer. The boiler is located in here and one double glazed window.

#### Bedroom 5/Additional Sitting Room 10'1" x 13'1" (3.09 x 4.0)



This room can either be used as an additional sitting room/dining room or alternatively as a fifth bedroom. There are two dual aspect windows allowing in plenty of light and one radiator.

### First Floor

## Landing



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

## Bedroom 1



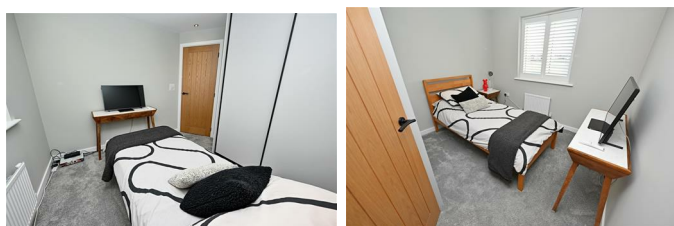
The main bedroom has fitted sliding wardrobes providing plenty of storage, one radiator and a double glazed window.

## Bedroom 2



This bedroom has mirrored sliding wardrobes for storage, a double glazed window and one radiator.

## Bedroom 3



This bedroom has modern fitted wardrobes, one radiator and a double glazed window.

## Bedroom 4



The fourth bedroom has a feature panelled wall, one double glazed window and a radiator.

## Bathroom



The modern and spacious family bathroom has a large walk in shower with two shower heads, a jacuzzi bath with a TV fitted into the wall, WC, hand wash basin with drawers below, heated towel rail and two double glazed windows.

## Outside

### Front Garden

The front of the property has a garden laid to lawn and boarded by wooden fencing, there is also a paved pathway leading up to the house. Parking space for one car.

### Rear Garden



To the rear of the garden is a tarmac driveway with a car parking space in front of the garage - which is accessed through electric gates. Leading out from the bi-fold doors from the kitchen is a Westerly facing garden with artificial grass for easy maintenance. This has a paved border with lighting.

### Garage

The single garage has power and light.

### Gym



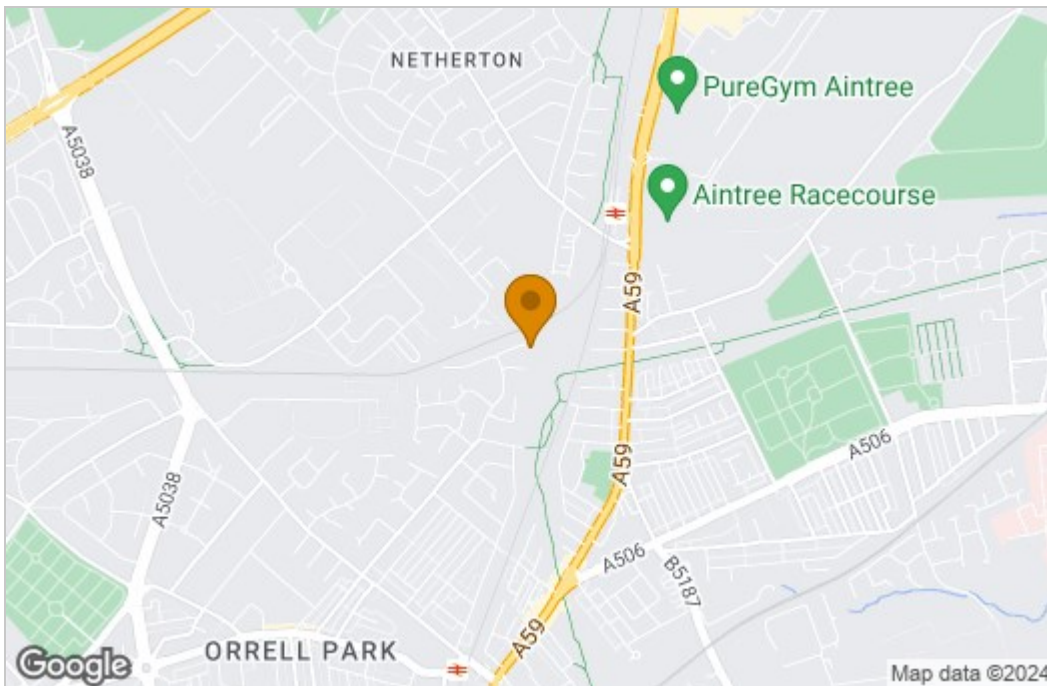
Next to the garage is a home gym with a double glazed window, power and an electric heater.

## Important Information

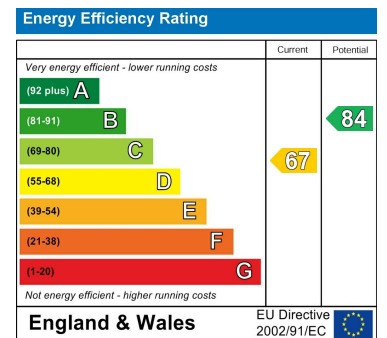
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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