



**KAREN PARKS**  
SALES & LETTINGS



**43 Harington Green, Liverpool, L37 1PN**

**£455,000**

Karen Parks Sales and Lettings are delighted to bring to market this four/five bedroom detached property - that only with internal inspection can you appreciate the size on offer in this deceptively spacious home. The property offers plenty of versatile space that can be used for a variety of uses. Situated in a quiet spot but still within walking distance of Formby Nature Reserve, local Primary schools, shops and cafes - making it a perfect family home. The property briefly comprises of: to the ground floor - porch, large hallway, kitchen-diner, utility space, lounge, office, bathroom with separate WC, master bedroom and an additional room that could either be used as a fifth bedroom or reception room. To the first floor are a further three bedrooms and a shower room. There is a large driveway offering ample parking space, a garage, and gardens to the rear complete with a summer house.

## ACCOMMODATION

### Ground Floor

#### Porch 9'9" x 5'6" (2.98 x 1.68)

Enclosed porch leading in the hallway.

#### Hallway



A large hallway with two radiators, a double glazed window and storage cupboard.

#### Lounge 18'6" x 11'11" (5.64 x 3.65)



The lounge is a cosy room complete with a long burner for cold winter evenings and as a focal point to the room. There is a double glazed sliding patio door leading out into the garden and two radiators.

#### Kitchen-Diner 16'2" x 15'9" (4.93 x 4.82)



The open plan kitchen-diner is a great space for family living or dinner parties. There are a range of white gloss wall and base units providing storage. There is a sink with draining board and integrated fridge. There is space for a washing machine and dishwasher. There are two radiators in this space and two double glazed windows allowing in plenty of light. Door to utility space.

#### Utility Room 6'6" x 5'2" (1.99 x 1.58)

The utility room has space for a dryer and door leading out into the garden.

#### Office 12'1" x 5'0" (3.69 x 1.53)



Leading off the living room is an office which is a great space for those working from home. There is one radiator and a window allowing in light.

#### Bedroom 1 11'11" x 11'6" (3.64 x 3.53)



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

#### Bedroom 5/Reception Room 11'6" x 10'3" (3.52 x 3.14)



This room can either be used as a fifth bedroom or alternatively as an additional sitting room. There is one double glazed window looking out over the front of the property and one radiator.

### **Bathroom 7'8" x 5'0" (2.36 x 1.53)**



The bathroom comprises of a bath with over head shower, WC, hand wash basin with storage below, double glazed window and a towel rail.

### **WC**



Additional WC with window.

### **First Floor**

#### **Landing**

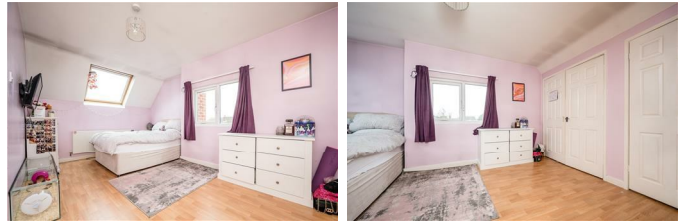
Landing with loft hatch and velux window allowing in light.

### **Bedroom 2 15'6" x 12'7" (4.73 x 3.86)**



This double bedroom has two double storage cupboards for plenty of storage, a storage cupboard in the eaves, a double glazed window and additional velux window and one radiator.

### **Bedroom 3 15'8" x 12'0" (4.79 x 3.66)**



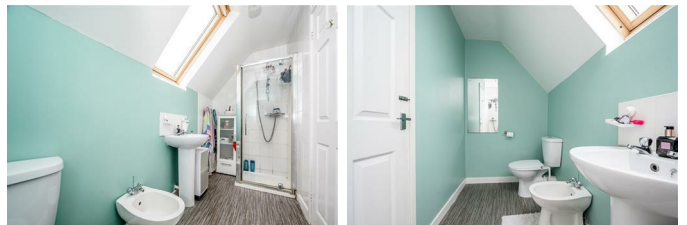
This room is also a double bedroom and has two double storage cupboards for plenty of storage, one radiator, a velux window and double glazed window.

### **Bedroom 4 10'10" x 9'7" (3.32 x 2.94)**



This bedroom has a fitted storage cupboard, radiator and velux window.

### **Shower Room 10'11" x 4'6" (3.33 x 1.38)**



The shower room comprises of a shower cubicle, hand wash basin, WC and velux window.

### **Outside**

#### **Front Garden**

There is a large driveway to the front of the property with ample parking spaces and room for a caravan.

#### **Rear Garden**



The rear garden has two paved patio areas perfect for alfresco dining in the summer months. There is also an area laid to lawn and boarded on one side by trees and bushes.

## Summer House



There is a summer house in the garden with light and electrics which captures the sun into the evening.

## Garage

Single garage with up and over garage door.

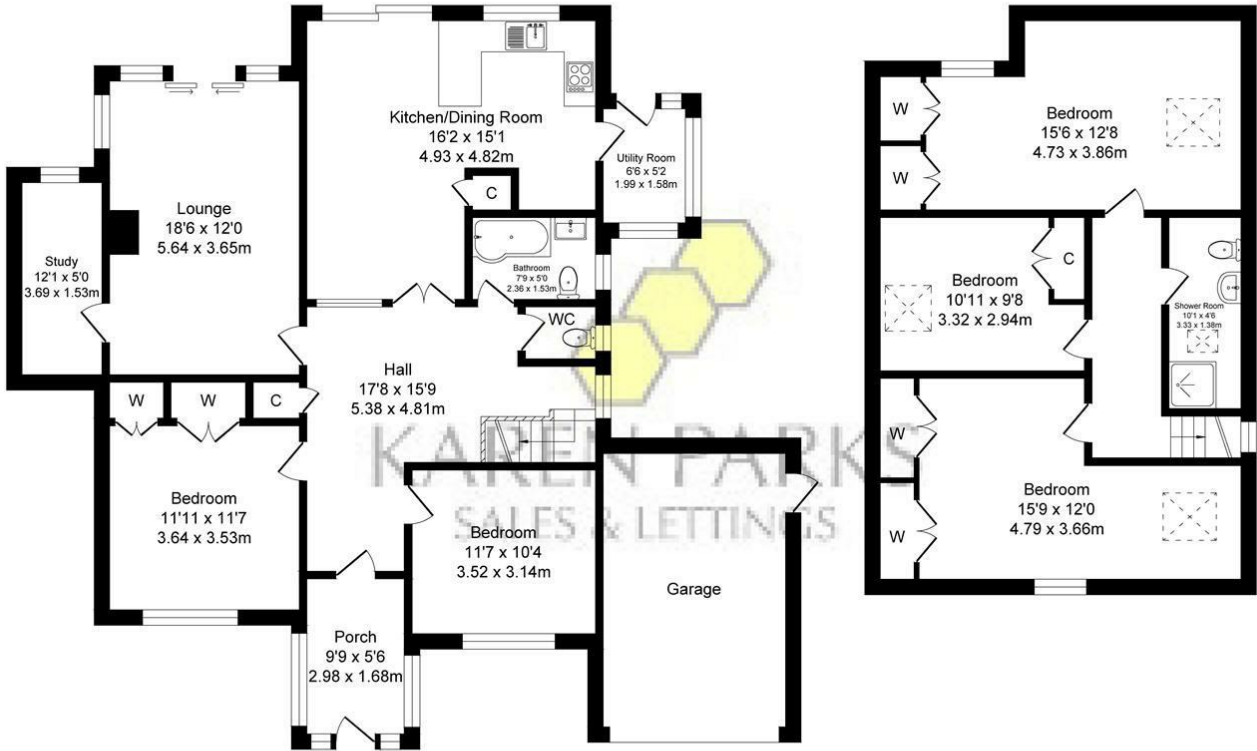
## Important Information

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

## Harington Green, Formby Total Approx. Floor Area 2229 Sq.ft. (207.1 Sq.M.)

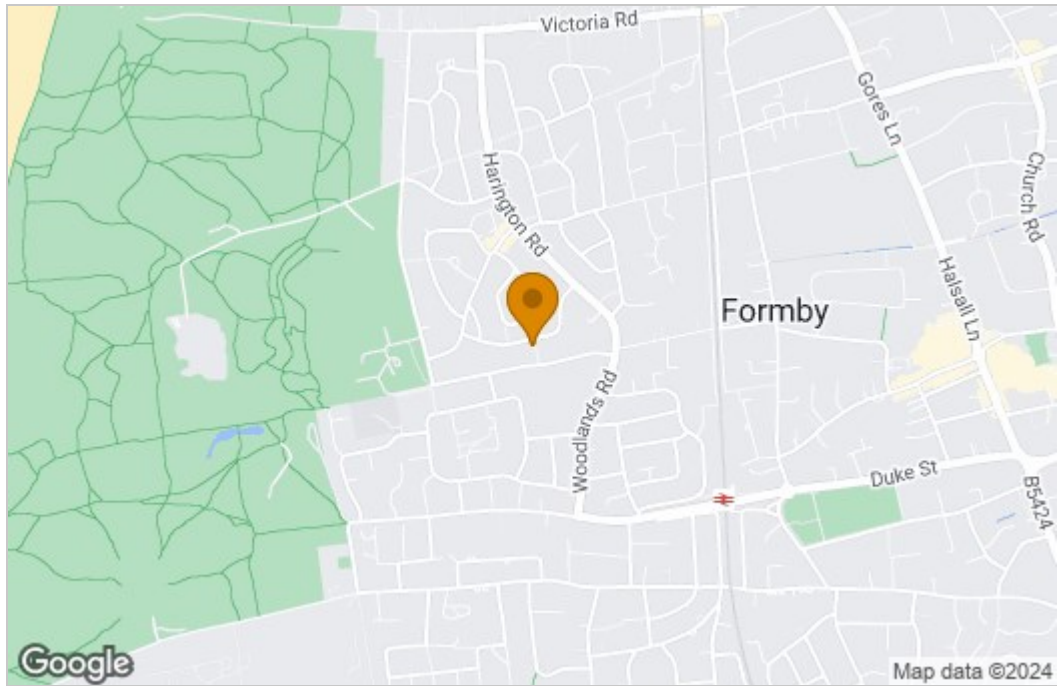
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



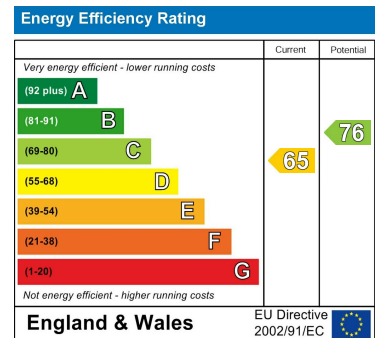
Ground Floor  
Approx. Floor Area 1462 Sq.Ft (135.8 Sq.M.)

First Floor  
Approx. Floor Area 767 Sq.Ft (71.3 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.