

**KAREN PARKS**  
SALES & LETTINGS



**Green Acre Moss Side, Liverpool, L37 0AE**  
**Offers Over £540,000**

Karen Parks Sales and Lettings are delighted to offer for sale the rare opportunity to purchase this unique and versatile detached four property with adjoining one bedroom annexe - situated on a large plot approximately 1/3 of an acre in size with plenty of potential. The property briefly comprises of: hallway, open plan kitchen-living space which is open into a conservatory, main bedroom, family bathroom, a large office, utility area and walk in wardrobe. To the first floor are two further double bedrooms. The adjoining annexe which has it's own access to the rear comprises of: lounge, kitchen, one bedroom and a shower room. There is a substantial driveway to the front providing off road parking for multiple cars and would have room for a horsebox or caravan and there is also a garage. To the rear is a large and private garden complete with summer house. This property would be perfect for those with parents or older children that live with them but wish to be independent or there is also the potential for a holiday let/airbnb in the annexe. Viewing is advised to appreciate this deceptively large property and the space that is on offer. It is situated in a quiet spot but still within easy reach of local amenities such as shops, schools and bus routes - and just a short stroll to the driving range. The potential to purchase the freehold for the property.

## ACCOMMODATION

### Hallway



The hallway has one radiator.

### Open Plan Kitchen - Living Room 22'10" x 11'10" (6.98 x 3.62)



The open plan kitchen-living room is an excellent space for family living or entertaining - and opens up into the conservatory. The kitchen has a range of wall and base units providing storage. There is an integrated oven, hob and grill, dishwasher and sink with space for draining board. There is space for a fridge-freezer. There is a breakfast bar with room for bar stools. The lounge area has two dual aspect double glazed windows allowing in plenty of light and there is a feature log burner for cosy winter evenings.

### Conservatory 12'3" x 9'1" (3.75 x 2.79)



Open through from the kitchen is the conservatory which is currently used as a dining space. There is a radiator meaning this space can be used even into the winter months. There are double glazed patio doors leading out into the garden.

### Bedroom 1 13'8" x 7'1" (4.17 x 2.18)



The main bedroom is situated on the ground floor and is an excellent size. There is one radiator and a double glazed box bay window.

### Bathroom 9'3" x 5'6" (2.83 x 1.68)



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

### Office 12'5" x 10'0" (3.81 x 3.05)



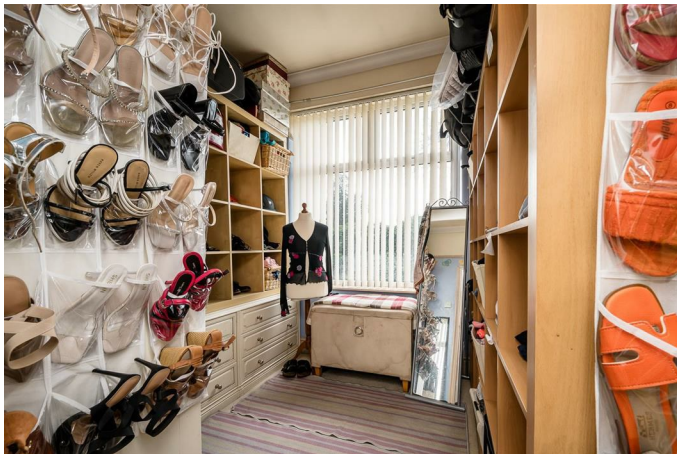
The office is an excellent size (and was the former kitchen) - it is a lovely bright space for those working from home. It has one double glazed window, a door leading out to the garden. The boiler is located in here and there is space for a washing machine.

### Utility Space 7'10" x 4'7" (2.39 x 1.40)



Leading from the office is a utility space with room for a dryer or can be alternatively used as a fourth bedroom with the walk in wardrobe space.

### Walk in Wardrobe 7'11" x 7'11" (2.43 x 2.42)



This room is currently used as a walk in wardrobe or could be used for storage. There is one double glazed window.

## First Floor

### Bedroom 2 11'10" x 9'11" (3.63 x 3.03)



This double bedroom has one double glazed window and storage into the eaves.

### Bedroom 3 15'11" x 9'2" (4.87 x 2.81)



The third bedroom is also a double bedroom and is a bright room with a double glazed window and an additional velux window. There is one radiator and eaves storage.

## Annex

### Bedroom 13'7" x 7'1" (4.15 x 2.18)



The annex bedroom has one radiator and a double glazed window.

## Kitchen 7 x 11 (2.13m x 3.35m )



The kitchen has wall and base units for storage, an integrated oven and hob and sink with draining board. Space for a fridge-freezer. There is a door leading out into the garden meaning the annex has it's own separate entrance and there is a double glazed window.

## Living Room 14'6" x 11'8" (4.42 x 3.58)



There is an L shaped lounge-diner with a large double glazed window allowing plenty of light to flow in and one radiator.

## Wet Room



There is a walk in wet room with electric shower, WC, hand wash basin and double glazed window.

## Outside

### Front Garden



The front of the property has wooden gates leading into the driveway. There is a very large driveway that provides off road parking for a number of cars and there is even room for a caravan or horse box. The edge of the driveway is lined with a large hedge providing privacy to the property. There is access to the front of the garage from here.

### Rear Garden



There are expansive rear gardens with a large area laid to lawn making it an excellent sized plot that the property is situated on. Leading out from the conservatory is a large paved area which is a perfect space for alfresco dining. The lawn is boarded by an array of mature trees and bushes giving the property plenty of privacy.

**Summer House**

There is a summer house situated to the rear of the garden that is complete with a log burner.

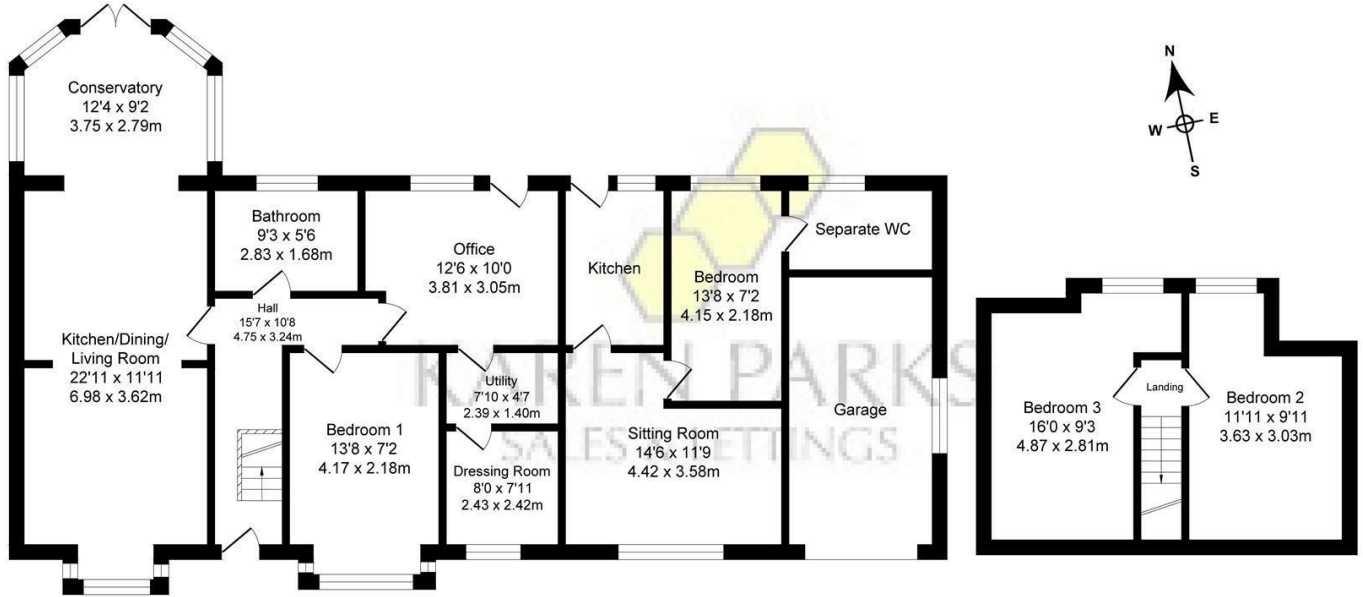
**Important Information**

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

## Green Acre, Moss Side Formby Total Approx. Floor Area 1824 Sq.ft. (169.9 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.



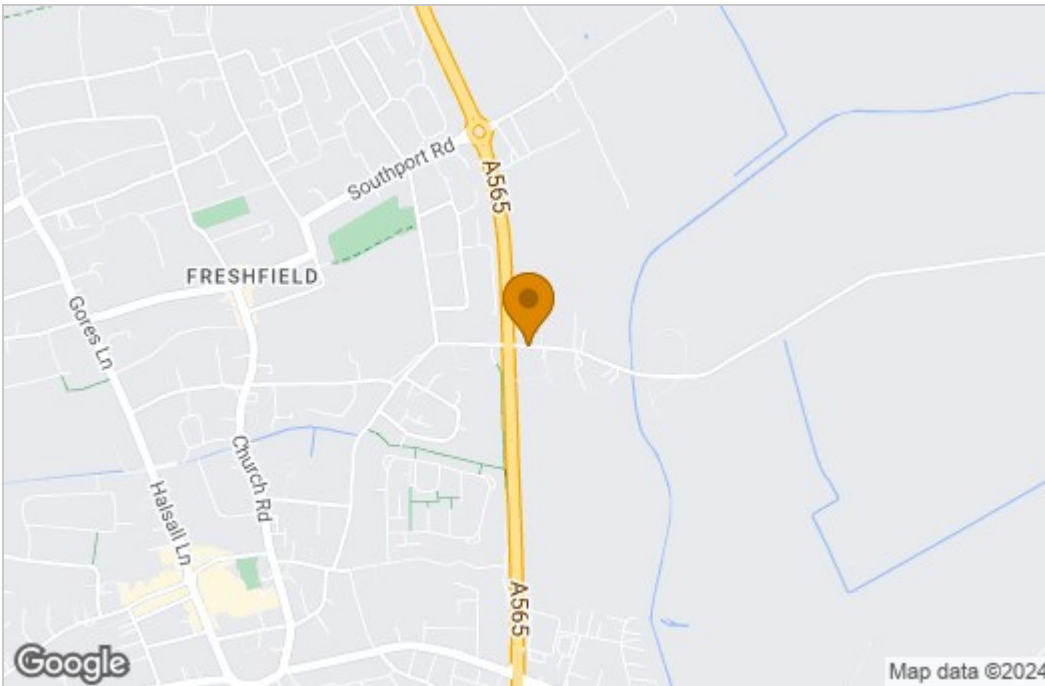
Ground Floor

Approx. Floor Area 1489 Sq.Ft (138.8 Sq.M.)

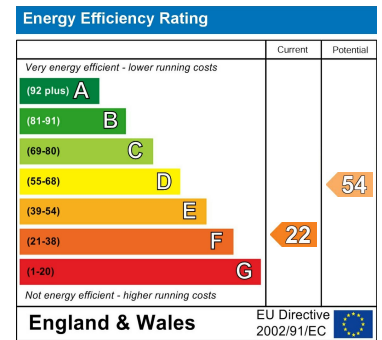
First Floor

Approx. Floor Area 335 Sq.Ft (31.1 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.