

KAREN PARKS
SALES & LETTINGS



4 Marshallsay, Liverpool, L37 4EH
Offers Over £300,000

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented and recently extended and refurbished property. The house briefly comprises of: hallway, lounge opening into kitchen-diner and WC and there is a snug/fourth bedroom. To the first floor are three bedrooms and a bathroom with separate bath and shower. There is an area laid to lawn and driveway to the front of the property and gardens to the rear. The house is located in a quiet spot but still within easy reach of local amenities such as shops, cafes and hairdressers - as well as transport links. It is close to local Primary schools making it a perfect family home. The property benefits from Solar panels.

ACCOMMODATION

Ground Floor

Hallway



Hallway with tiled floor leading into the lounge.

Lounge 19'8" x 11'9" (6.00 x 3.60)



The lounge is a good size and has a media wall with built in modern electric fireplace and space for TV. There is one radiator and a double glazed window to the front of the room. The lounge opens up into the kitchen-diner space.

Open to Kitchen-Diner 21'10" x 16'1" (6.66 x 4.92)



Opening up from the lounge is the kitchen diner. There are bi-folds opening up into the garden, a double glazed window and three additional velux windows allowing plenty of light to flow in. The modern fitted kitchen has a range of wall and base units providing plenty of storage as well as a wall of additional storage cupboards. There is space for bar stools on the island area. There is an integrated sink, fridge-freezer, washing machine, dishwasher, oven, grill and hob with extractor.

WC

Situated off the kitchen is a WC with hand wash basin.

Snug/Bedroom 4 15'7" x 7'5" (4.76 x 2.28)



This room could either be used as a fourth bedroom as it is currently or alternatively a snug or home office. There is a fitted storage cupboard, one radiator and two double glazed windows allowing in plenty of light.

First Floor

Landing

Loft hatch on landing.

Bedroom 1 12'6" x 11'10" (3.83 x 3.63)



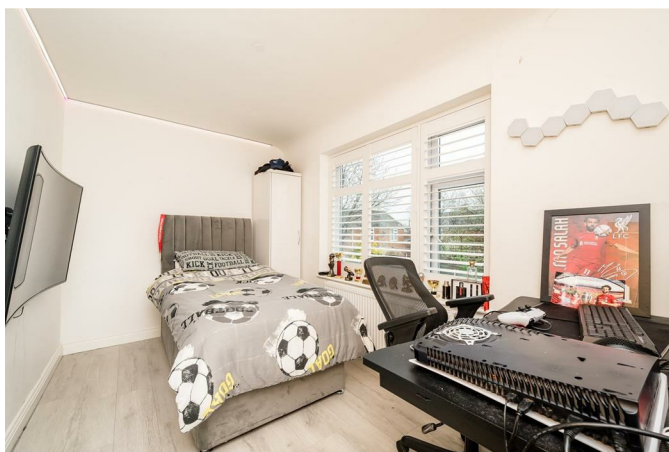
The master bedroom has a row of fitted grey wardrobes providing plenty of storage for the room. There is one radiator and a double glazed window.

Bedroom 2 12'5" x 8'1" (3.79 x 2.48)



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

Bedroom 3 11'10" x 6'11" (3.63 x 2.13)



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

Bathroom 11'1" x 7'2" (3.38 x 2.20)



The spacious bathroom comprises of a bath, shower with two shower heads, WC, hand wash basin with cupboard below, double glazed window and heated towel rail.

Outside

Front Garden

The front of the property has an area laid to lawn in front of the lounge window and a driveway for off road parking.

Rear Garden



There is a paved patio area leading out from the bi-fold doors then goes onto an area laid to lawn with a further paved patio area to the rear of the garden - making it a low maintenance garden. This is a perfect space for alfresco dining and BBQ's in the summer months.

Important Information

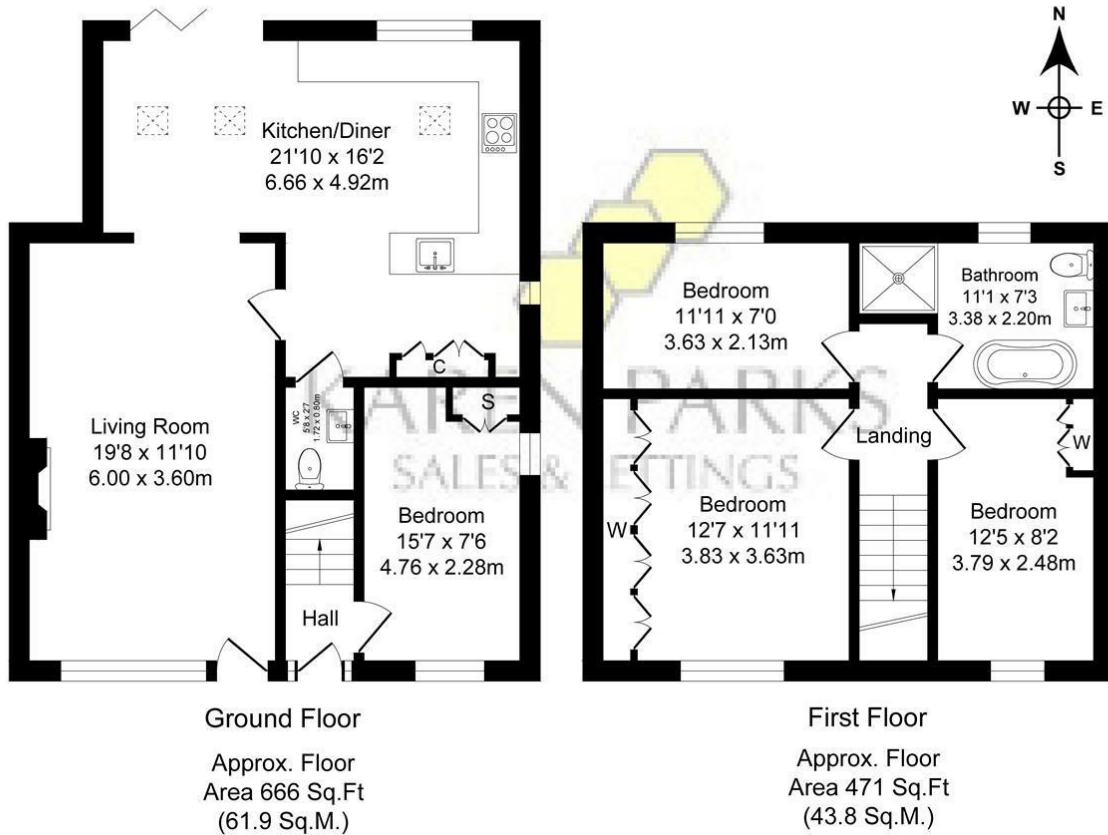
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Floor Plan

Marshallsay

Total Approx. Floor Area 1137 Sq.ft. (105.7 Sq.M.)

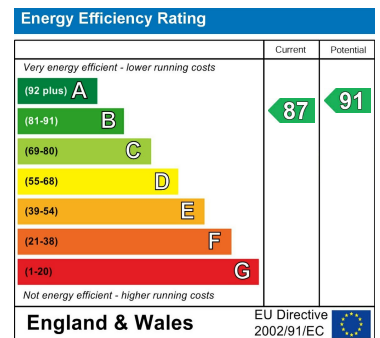
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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