



**KAREN PARKS**  
SALES & LETTINGS



**20 Dickinson Road, Liverpool, L37 4BX**

**Offers Over £395,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom detached property that is perfect for family living or for a couple - with it's versatile layout. The property comprises of: to the ground floor - hallway, open plan kitchen-diner family room, utility room, shower room and third bedroom/living room. To the first floor are two double bedrooms and a bathroom. The front of the property has electric gates with a large drive way and gardens to the rear leading out from bi-fold doors. The house is situated just a short walk from Formby village with all it's amenities such as shops, restaurants, bars and cafes. It is also close to transport links such as the Train station and on a bus route. Viewing is advised to appreciate the high quality standard and finish to the property.

## ACCOMMODATION

### Ground Floor

#### Hallway

Large hallway with one radiator and a cupboard containing the fuse box.

#### Kitchen-Diner Family Room 24'0" x 15'7" (7.34 x 4.77)



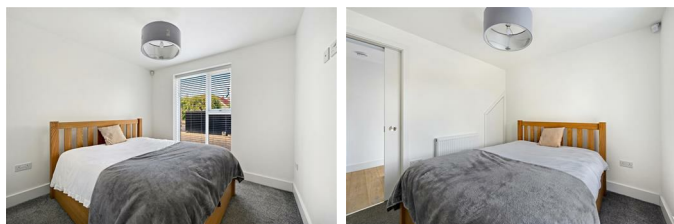
This open plan kitchen-diner family room is perfect for entertaining and family living. There are bi fold doors opening out into the garden at one end of the room and a large double glazed window to the front of the kitchen. There are a range of fitted wall and base units providing plenty of storage for the kitchen, there is an integrated dining table into the unit. There is a central island with additional storage below and an electric hob. There is a sink, integrated fridge-freezer, oven, microwave and dishwasher.

#### Utility Room 7'5" x 5'5" (2.28 x 1.67)



The utility room has a range of fitted wall and base units for additional storage. There is a sink with double glazed window above. There is an integrated freezer and the boiler is located in here. There is space for a washing machine and dryer.

#### Bedroom 3 9'11" x 9'4" (3.03 x 2.85)



The third bedroom is located downstairs and would be perfect for guests or alternatively used as an additional living room. There is a large double glazed window allowing plenty of light to flow in, one radiator and a fitted storage cupboard.

#### Shower Room 7'5" x 5'5" (2.28 x 1.67)



The shower room has a walk in shower with two shower heads, WC, hand wash basin, double glazed window and towel rail.

### First Floor

#### Landing

The landing has a velux window to allow in light.

#### Bedroom 1 15'1" x 10'9" (4.62 x 3.30)



This bedroom has a double glazed window and a velux window allowing an abundance of light to flow in. There is one radiator and a storage cupboard in the eaves.

#### Bedroom 2 15'1" x 9'8" (4.62 x 2.95)



This double bedroom has one radiator and an eaves fitted cupboard for storage. There is one double glazed window and a velux window.

### **Bathroom 7'10" x 5'5" (2.40 x 1.67)**



The bathroom comprises of a bath with over head shower, hand wash basin with drawer below, WC, double glazed window and air filter system.

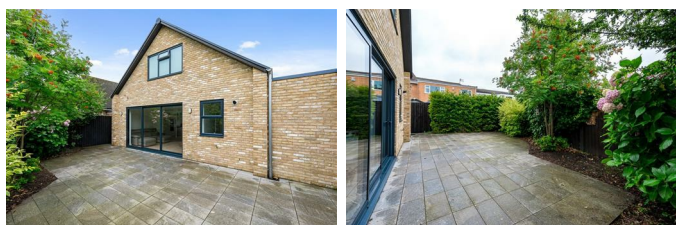
### **Outside**

#### **Front Garden**



The front of the property has electric gates giving plenty of privacy. There is off road parking for a number of cars and there is space to sit out at the front with having the privacy from the gates.

#### **Rear Garden**



Leading out from the bi-fold doors is a paved area to sit out and enjoy a morning coffee and it is lined with a row of mature shrubs and hedges. There is an outdoor socket, outdoor tap and lighting in the rear garden.

### **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

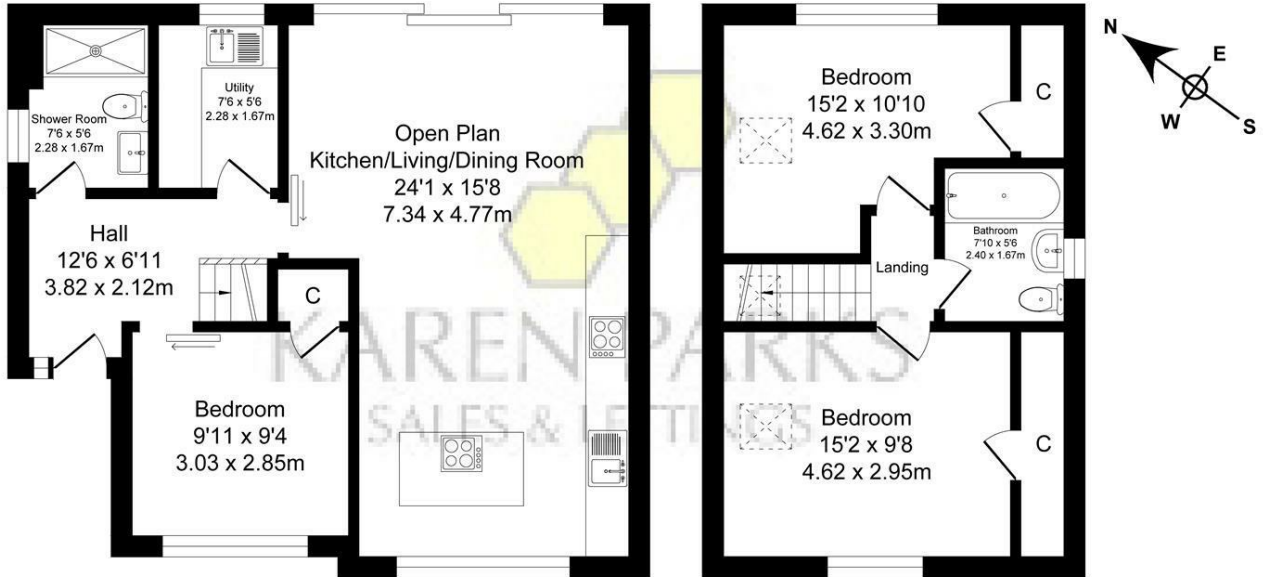
fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee 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

## Dickinson Road, Formby

Total Approx. Floor Area 1009 Sq.ft. (93.7 Sq.M.)

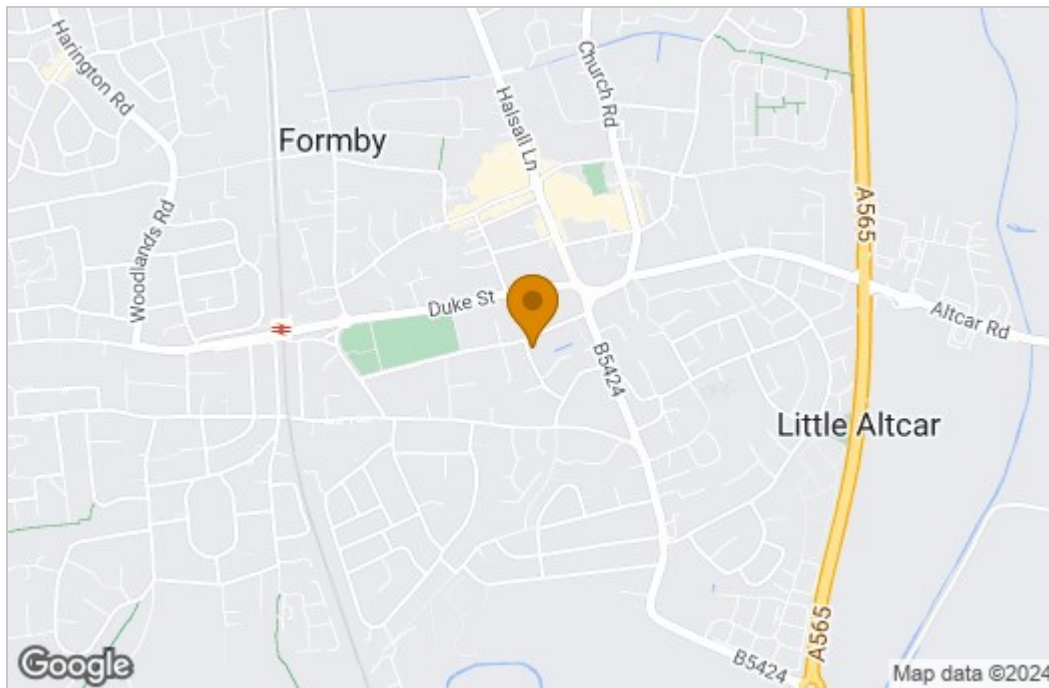
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



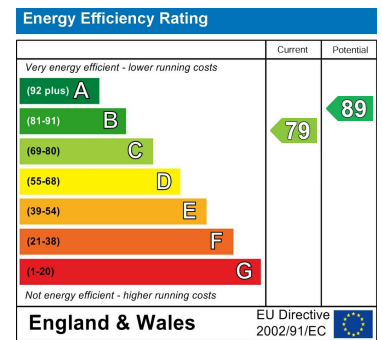
**Ground Floor**  
 Approx. Floor Area 628 Sq.Ft (58.3 Sq.M.)

**First Floor**  
 Approx. Floor Area 381 Sq.Ft (35.4 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.