

KAREN PARKS
SALES & LETTINGS



2 Cambridge Road, Formby, L37 2EL

£485,000

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom, detached double fronted property. The house is located on a large corner plot with gardens spanning round the property. The property briefly comprises of: to the ground floor - hallway, lounge, dining room, kitchen, WC and utility room and snug/office. To the first floor are four double bedrooms and a family bathroom with separate WC. There are gardens to the front, side and rear of the property and there is a paved driveway for off road parking. The house is perfectly situated as a family home with it being within walking distance of both Primary and High schools. It is within close proximity of Formby Train station, bus routes and local shops, bars and hairdressers. The house benefits from being recently decorated throughout and is offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator.

Lounge 16'8" x 12'7" (5.09 x 3.84)



The lounge has three double glazed windows making it a bright space with plenty of light flowing in. There is one radiator and an open fireplace.

Dining Room 14'4" x 12'0" (4.39 x 3.66)



The dining room has a double glazed window looking out over the front of the property. There is one radiator.

Kitchen 14'4" x 10'11" (4.39 x 3.34)



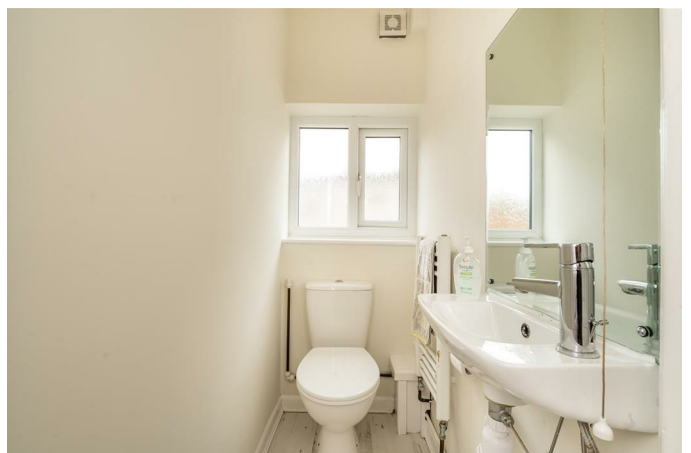
The kitchen has a range of wall and base units providing plenty of storage for the kitchen. There is a stainless steel sink and one radiator. There is a cupboard housing the boiler. There are two double glazed windows and a door giving access outside. There is space for an oven and dishwasher.

Utility Room



The utility room has a stainless steel sink, wall mounted cupboards for storage, heated towel radiator and door out to garden. There is space for a washing machine.

WC



WC, hand wash basin, heated towel rail and a double glazed window.

Snug/Office 11'6" x 9'1" (3.52 x 2.78)



This room could be used as an additional snug/playroom for those with children. Alternatively, it could be used as an office for those working from home. There are two double glazed windows and a radiator. This room could also be used as an additional fifth bedroom as a guest room.

First Floor

Landing

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

Bedroom 1 15'2" x 12'7" (4.63 x 3.84)



The master bedroom has dual aspect double glazed windows allowing in plenty of light and one radiator.

Bedroom 2 14'0" x 12'2" (4.28 x 3.73)



The second bedroom has one radiator and a double glazed window looking over the front of the property.

Bedroom 3 11'3" x 11'0" (3.43 x 3.37)



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

Bedroom 4 12'7" x 9'2" (3.84 x 2.81)



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

Bathroom



The bathroom comprises of a bath with overhead shower, hand wash basin, radiator and a double glazed window.

Separate WC



WC, radiator and double glazed window.

Outside

Front Garden



To the front of the property is a pathway leading to the front door with areas laid to lawn either side containing a selection of trees. To the side of the property is a paved driveway providing off road parking.

Rear Garden



There are gardens laid to lawn to the side and rear of the property and are boarded by a selection of hedges and bushes for privacy.

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.

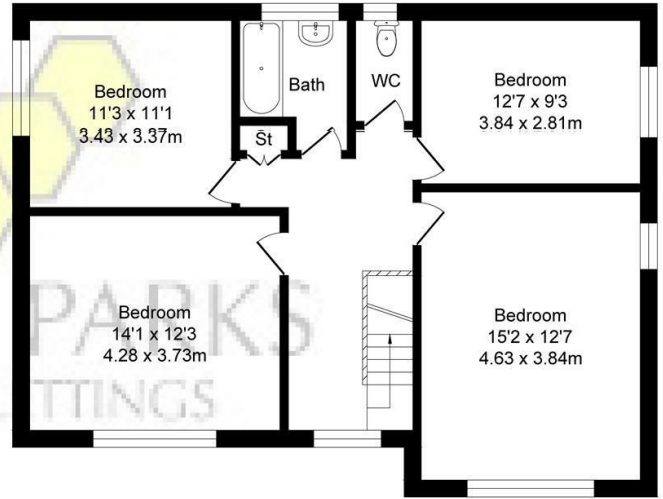
Floor Plan

Cambridge Road Total Approx. Floor Area 1709 Sq.ft. (158.8 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.

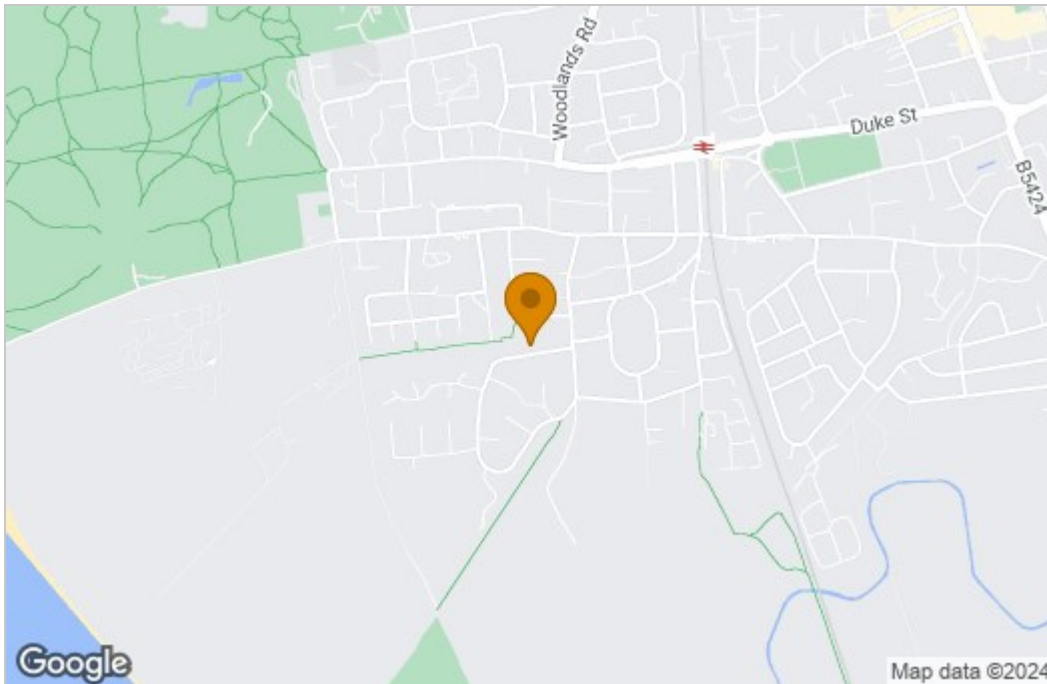


Ground Floor
Approx. Floor Area 849 Sq.Ft (78.9 Sq.M.)

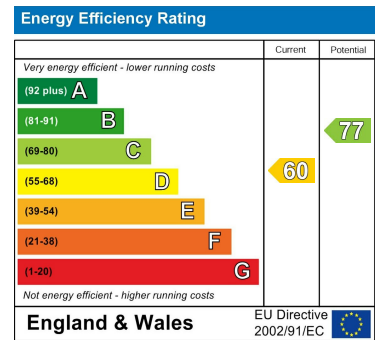


First Floor
Approx. Floor Area 860 Sq.Ft (79.9 Sq.M.)

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.