



KAREN PARKS
SALES & LETTINGS



19 The Hamptons, Liverpool, L37 3JQ
£410,000

Karen Parks Sales and Lettings are delighted to bring to market this spacious four bedroom townhouse - offering versatile living space perfect for family living. The property spanning over three floors briefly comprises of: to the ground floor - open plan kitchen-family room, WC and access into garage. To the first floor is a lounge with access onto a balcony and the master bedroom with dressing area and ensuite. To the second floor are a further three bedrooms and family bathroom. There is parking and garage to the front of the property and gardens to the rear. The house is within walking distance of shops, restaurants, hairdressers and local schools making it an ideal property for a family.

ACCOMMODATION

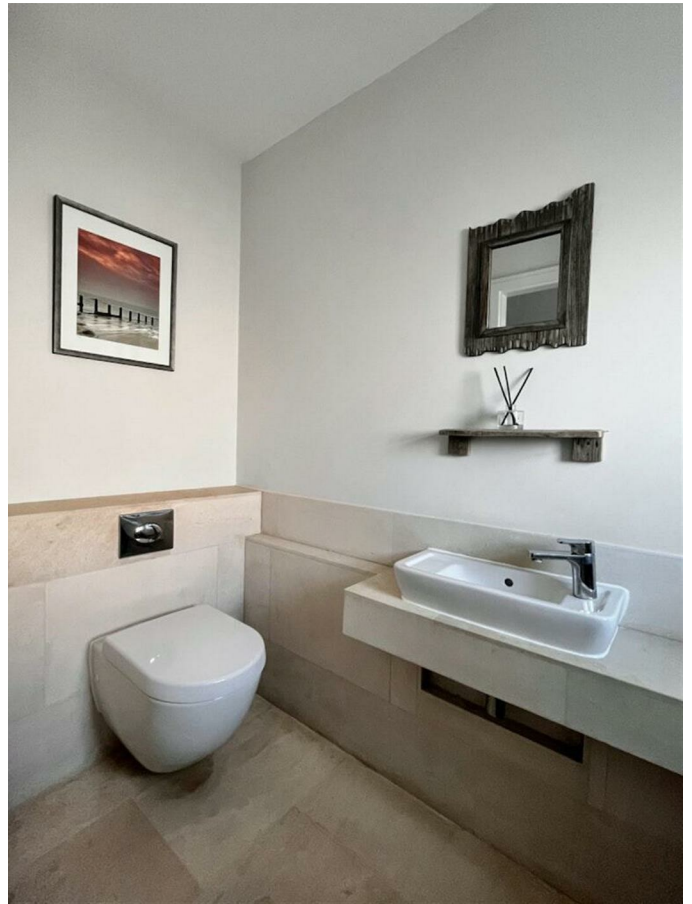
Ground Floor

Hallway



Hallway with under stairs storage cupboard and door leading giving access into the garage.

WC



WC, hand wash basin and double glazed window.

Kitchen-Family Room 25'0" x 18'2" (7.64 x 5.55)

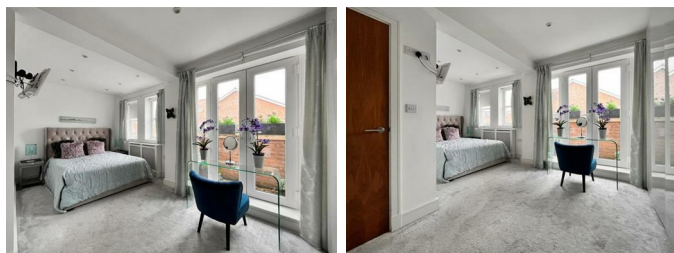


The kitchen has a range of wall and base units providing plenty of storage. There is an integrated oven, hob, microwave, fridge-freezer and dishwasher. There is also an island providing additional storage and worktop space and integrated wine cooler. There is space for a dining table and also a seating area so is a perfect open plan space for families. There are two upright radiators and sliding patio doors leading out into the garden.

First Floor

Landing

Bedroom 1 with dressing area 17'6" x 13'1" (5.35 x 4.0)



The master bedroom is a good size and has a range of fitted wardrobes providing plenty of storage. There are two double glazed windows and double doors leading onto a small balcony making it a bright room. There is one radiator.

Ensuite



The ensuite comprises of a bath with showerhead attachment, shower cubicle, WC, hand wash basin and towel radiator.

Lounge 18'2" x 17'2" (5.55 x 5.24)



The lounge situated on the first floor is a good size and is a bright room with sliding patio doors leading out onto a sunny balcony.

Balcony 18'2" x 6'10" (5.55 x 2.10)



Leading off the lounge is a sunny balcony with room for seating.

Second Floor

Bedroom 2 17'2" x 9'1" (5.25 x 2.77)



The second bedroom has a velux window and one radiator.

Bedroom 3 17'3" x 8'11" (5.26 x 2.73)



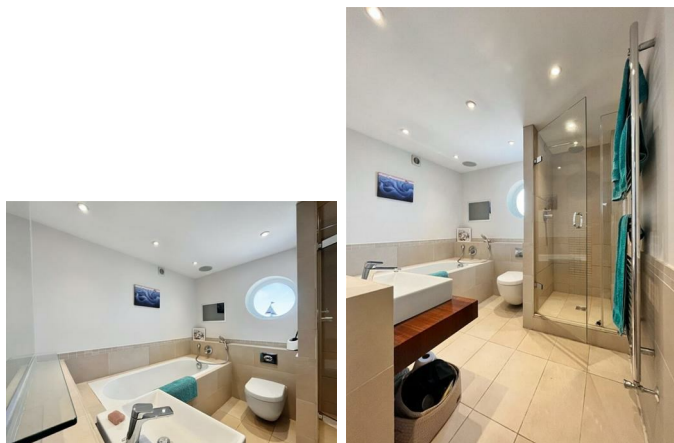
The third double bedroom has one radiator and a velux window.

Bedroom 4 14'0" x 8'4" (4.27 x 2.55)



This room has one double glazed window and a radiator.

Family Bathroom 8'10" x 8'3" (2.71 x 2.53)



The good sized family bathroom comprises of a bath with shower head attachment, walk in shower, hand wash basin, WC, television in the wall to watch whilst enjoying a bath, towel radiator and double glazed window.

Outside

Front Driveway

There is a paved driveway providing off road parking.

Rear Garden



Leading out through patio doors into the sunny rear garden is a tiled patio which is a perfect space for seating for some alfresco dining. There is an area of artificial grass for easy maintenance which is boarded by some mature shrubs and bushes.

Garage 18'1" x 8'5" (5.53 x 2.59)

There is access into the garage both from the front of the property and also internally. The boiler is located in here and there is space for a washing machine.

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.

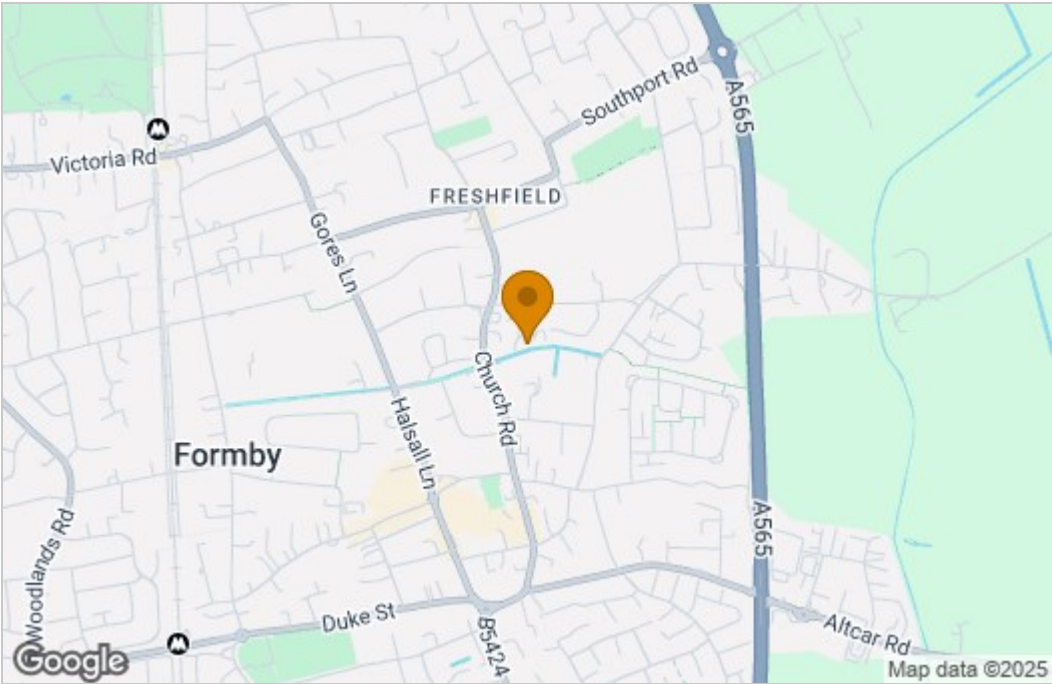
Floor Plan

The Hamptons, Formby
Total Approx. Floor Area 2073 Sq.ft. (192.5 Sq.M.)

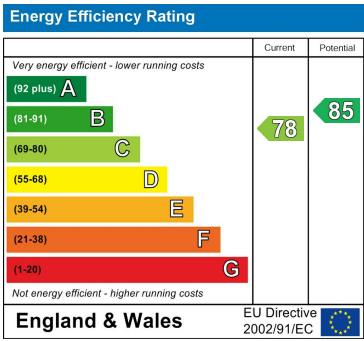
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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