



KAREN PARKS
SALES & LETTINGS



32A Lonsdale Road, Liverpool, L37 3HG

Offers Over £375,000

Karen Parks Sales and Lettings are delighted to offer for sale this extended, three/four bedroom semi detached property. The house is located in a popular area and just a short stroll from Formby village with all it's amenities such as shops, cafes and restaurants. As well as being within walking distance of Formby train station and local Schools - making it a perfect family home. The property briefly comprises of: hallway, front living room, open plan kitchen-living/dining area, WC, and additional reception room/fourth bedroom. To the first floor are three bedrooms and a family bathroom. There is off road parking and a garage to the front of the property and beautiful sunny aspect gardens to the rear.

ACCOMMODATION

Ground Floor

Hallway



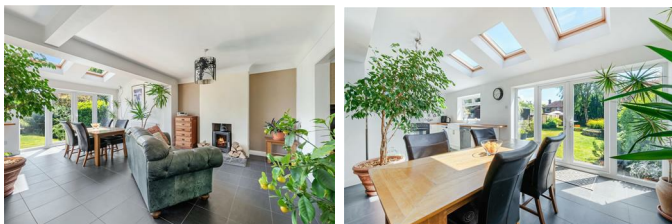
The spacious and bright hallway has one radiator and a double glazed window allowing in light.

Living Room 12'11" x 12'4" (3.96 x 3.76)



The living room can be accessed from the hallway and has a double glazed bay window, feature fire surround, one radiator and this opens up into the open plan kitchen-family room.

Sitting/Dining Room 15'8" x 11'0" (4.79 x 3.37)



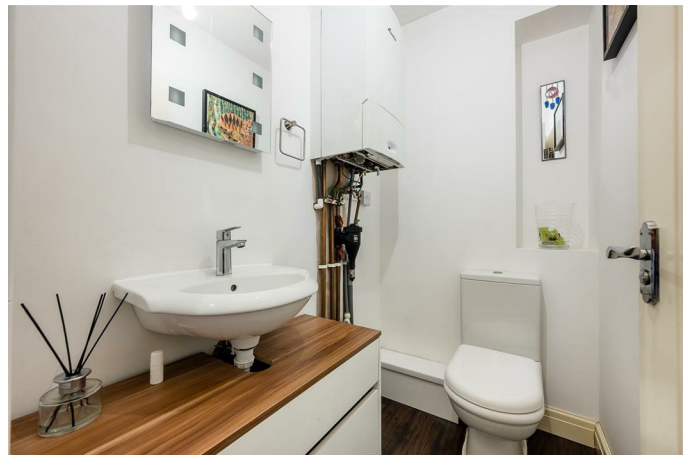
The open plan sitting and dining room leads into the kitchen creating a perfect space for family living and entertaining - with double doors leading out into the garden. There is a log burner for cosy winter evenings, as well as two radiators.

Opening into Kitchen 23'10" x 9'7" (7.27 x 2.94)



The kitchen has a range of cream base units providing storage and there is a sink with double glazed window above. Space for a washing machine, fridge-freezer, oven and dishwasher. There are an additional three velux windows allowing plenty of light to flow into the space.

WC



WC with hand wash basin and the boiler is located in here.

Reception Room/Bedroom 4 9'10" x 8'0" (3.02 x 2.46)



This room could either be used as a fourth guest bedroom, additional reception room or play room. There is one radiator, a door leading out to the garden and access into the garage from here.

First Floor

Landing

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

Bedroom 1 12'11" x 10'0" (3.95 x 3.05)



The master bedroom has a row of fitted mirrored wardrobes providing plenty of storage, one radiator and a double glazed window.

Bedroom 2 11'10" x 11'1" (3.61 x 3.38)



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

Bedroom 3 7'9" x 6'10" (2.38 x 2.10)



The third bedroom has one radiator, a double glazed window and a fitted storage cupboard with shelves.

Bathroom 8'1" x 7'4" (2.48 x 2.26)



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

Outside

Front Garden

The front of the property has a large block paved driveway providing off road parking for multiple cars. There is a hedge in front of the driveway providing privacy to the house.

Rear Garden



The rear garden has a paved patio leading out from the patio doors - which is a perfect spot for alfresco dining and BBQs. This leads onto an area laid to lawn and boarded by beds containing bushes, shrubs and trees lining either side of the garden. There is a pond to one side of the garden.

Garage 18'2" x 9'6" (5.55 x 2.92)

Single garage which can be accessed from the front or internally from the property.

Important Information

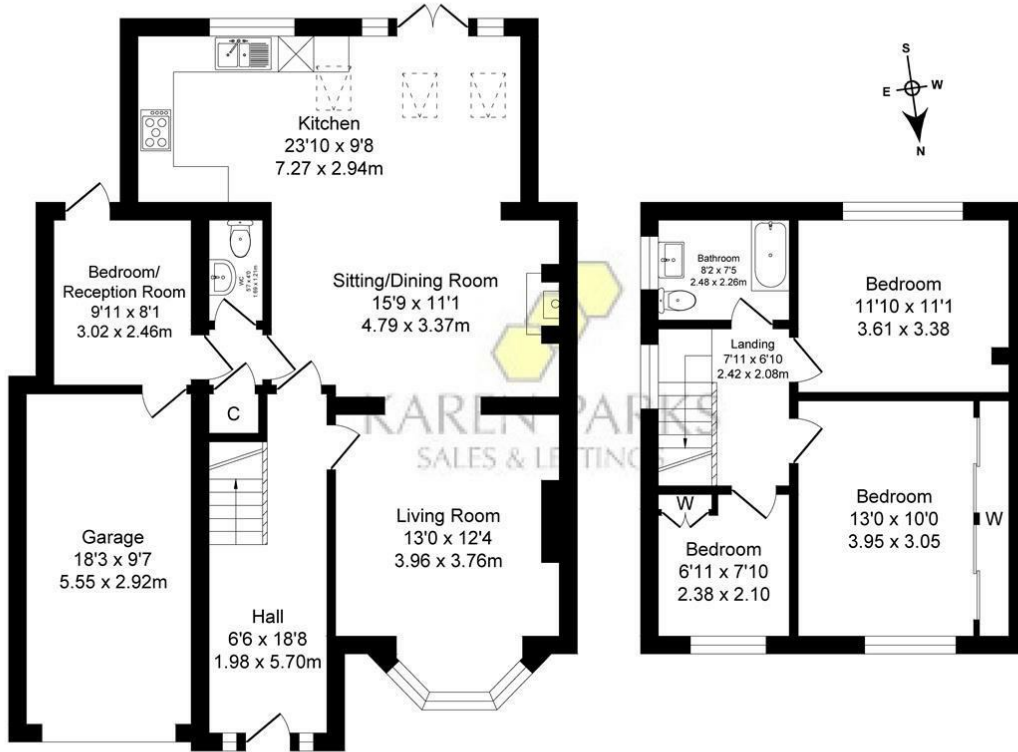
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

Lonsdale Road

Total Approx. Floor Area 1418 Sq.ft. (132.7 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 975 Sq.Ft (90.6 Sq.M.)

First Floor

Approx. Floor Area 442 Sq.Ft (41.1 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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