

KAREN PARKS
SALES & LETTINGS



11 Squirrel Green, Liverpool, L37 1NZ

£625,000

Karen Parks Sales and Lettings are delighted to offer for sale this recently renovated and decorated to a high standard, three bedroom home. The property is deceptively spacious and offers a huge amount of living space which comprises of: hallway with WC, kitchen, utility room, lounge-diner, separate dining room and snug/office. To the first floor are three spacious double bedrooms - with an ensuite and South facing balcony and a separate family bathroom. The landing is a large space with room for a home office. There is off road parking and a garage to the front of the property and Sunny gardens that have been beautifully landscaped to the rear. The house is a perfect turnkey property for someone looking to move straight into a home. The property is located just a short stroll to Formby nature reserve and Beach and also within walking distance to local amenities such as shops, cafes and a hairdressers. It is close to a bus route and within walking distance to Formby train station for those looking to commute. Early viewing of the house is advised.

ACCOMMODATION

Ground Floor

Hallway



The spacious hallway has one radiator and an under stairs storage cupboard.

WC



WC with hand wash basin and radiator.

Kitchen 18'9" x 17'4" (5.72 x 5.29)



The modern recently fitted kitchen has a range of wall and base units providing storage and there is also a breakfast bar with room for stools and providing additional work top space and built in cupboards. There is a sink with double glazed window above, integrated fridge-freezer, oven, grill, hob and extractor and dishwasher. There is a sliding patio door leading out into the garden. Double doors opening into the lounge making it a perfect space for family living and entertaining. There is one radiator and an upright wall mounted radiator.

Utility Room 17'4" x 11'9" (5.29 x 3.60)



The utility room has a sink, radiator and space for washing machine and dryer. There is a full row of fitted cupboards providing plenty of storage in the utility room. There is a glass door leading out into the garden and also access into the garage from here.

Lounge 27'3" x 12'9" (8.33 x 3.90)



The spacious lounge is a bright space with a double glazed bay window to the front of the room and double glazed patio doors opening into the South facing sunny garden. There is a recently fitted electric fireplace and three radiators.

Dining Room 13'1" x 10'8" (4.0 x 3.26)



The dining room is open from the lounge and has one radiator and a double glazed window looking out onto the rear of the property.

Snug/Office 13'6" x 10'8" (4.14 x 3.26)



This room is accessed from the dining room and could be used as a snug, office or play room for families. There are two double glazed windows looking out to the front of the property and one radiator.

First Floor

Landing

The large open landing has space for an office area with double glazed window looking out onto the front of the property. There is a storage cupboard containing the boiler and the loft hatch is on the landing.

Bedroom 1 24'5" x 11'4" (7.45 x 3.46)



The master bedroom is an excellent size and has a fitted dressing table and a row of fitted wardrobes providing plenty of storage for the room. There are two double glazed to the front of the room and a door leading out to the balcony at the rear. There are two radiators.

Ensuite 8'4" x 5'4" (2.55 x 1.65)



The ensuite comprises of a corner shower cubicle, WC, hand wash basin with storage below, towel rail and double glazed window.

Balcony 22'6" x 6'6" (6.87 x 2.0)



Leading out from the bedroom is a South facing balcony which is a real sun trap and a lovely spot to enjoy a morning coffee looking out over the garden.

Bedroom 2 13'1" x 11'10" (4.0 x 3.62)



This bedroom has a built in storage cupboard, two double glazed windows and a radiator.

Bedroom 3 11'10" x 11'1" (3.63 x 3.39)



The third double bedroom has two double glazed windows looking out onto the garden, one radiator and a built in cupboard for storage.

Bathroom 7'10" x 7'6" (2.40 x 2.30)



The family bathroom comprises of - a corner jacuzzi bath, WC, corner shower cubicle, sink with storage below, two double glazed windows and a heated towel rail.

Outside

Front Garden

The front of the property has a driveway leading up to the property with off road parking for multiple cars. There is also an area laid to lawn in front of the lounge window with an array of shrubs and bushes giving the property real curb appeal.

Rear Garden



The South facing rear garden has been beautifully landscaped to an exceptional standard creating a sunny and tranquil space. There is an Indian stone patio area leading out from the lounge which is a lovely spot for alfresco dining. This leads onto an area

laid to lawn and the whole garden is boarded by beds containing a beautiful array of flowers, shrubs and bushes which have been immaculately maintained.

Garage

The garage can be accessed from both the front of the property and also from the utility room.

Important Information

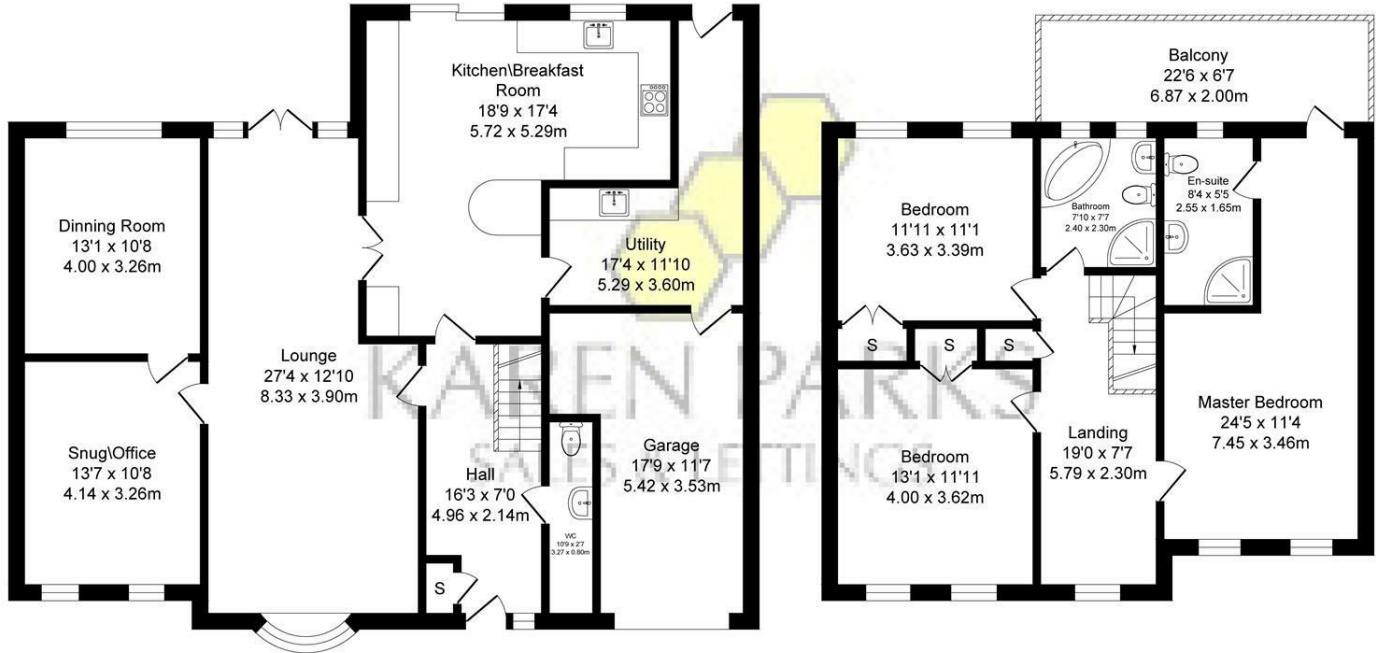
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Squirrel Green

Total Approx. Floor Area 2246 Sq.ft. (208.7 Sq.M.)

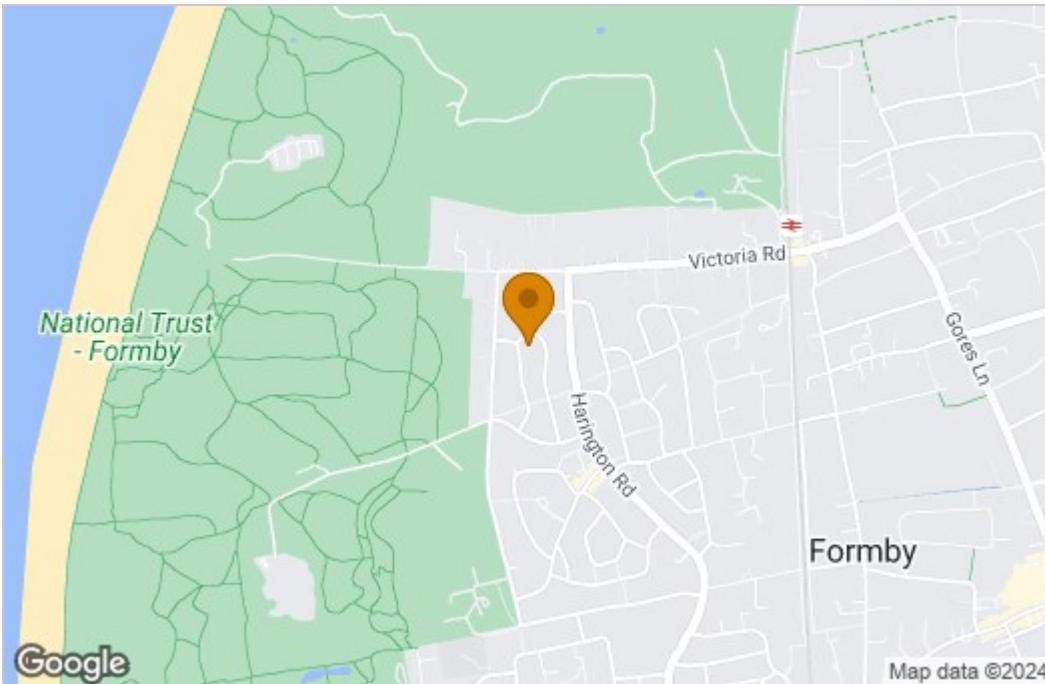
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1419 Sq.Ft (131.8 Sq.M.)

First Floor
Approx. Floor Area 828 Sq.Ft (76.9 Sq.M.)

Area Map



Energy Efficiency Graph

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

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