

**KAREN PARKS**  
SALES & LETTINGS



**30 Cable Street, Liverpool, L37 3LX**

**Asking Price £265,000**

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom, semi detached cottage style property. The house has been extended by the current owner and gives a perfect mix of both character and modern throughout the property. The accommodation briefly comprises of: hallway, through lounge, kitchen with extended dining area - which is perfect for family living and entertaining. To the first floor are two double bedrooms and a modern shower room. The property benefits from extensive, sunny rear gardens. The house is located close to local amenities such as shops, hairdressers and cafes and also within walking distance of Formby village offering shops and restaurants. It is also within walking distances of highly rated local Primary schools.

## ACCOMMODATION

### Ground Floor

#### Hallway

The hallway has one radiator.

**Through Lounge 11'4" x 11'0" into 11'10" x 10'9"**  
**(3.46 x 3.37 into 3.62 x 3.29)**



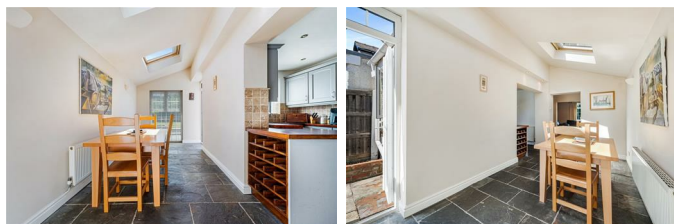
The through lounge is a great size and has a double glazed window to the front of the room, two radiators and a feature fireplace giving character to the room. There are built in cupboards and shelving that light up in either side of the alcoves.

**Kitchen 12'5" x 7'6" (3.81 x 2.31)**



The kitchen has a range of wall and base units providing plenty of storage for the kitchen. There is an integrated gas hob, electric oven, fridge-freezer, dishwasher and sink with double glazed window above. There is one radiator and space for a washing machine. The kitchen opens up into the open plan dining area.

#### Dining Area open to



The extended dining area is a bright space with a full length double glazed window, a door leading out to the garden and two velux windows allowing an abundance of light to flow in. There is one radiator.

### First Floor

### Landing



The landing has a loft hatch.

**Bedroom 1 14'7" x 11'1" (4.47 x 3.39)**



The master bedroom is a good size and has built wardrobes providing plenty of storage and built in drawers either side of the bed. There is one radiator and a double glazed window.

**Bedroom 2 10'8" x 9'5" (3.27 x 2.88)**



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

### **Shower Room 8'1" x 6'11" (2.48 x 2.12)**



The modern shower room has a large walk in shower, hand wash basin, WC, double glazed window, storage cupboard and heated towel rail.

### **Outside**

#### **Front Garden**

There is a brick built wall to the front of the property with a paved walkway leading up to the entrance.

#### **Rear Garden**



The sunny, South facing garden has a paved patio area leading out from the patio doors - this is a perfect space for alfresco dining and BBQ's. There is steps leading up to an extensive area laid to lawn and either side of the steps are raised plant beds.

### **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.

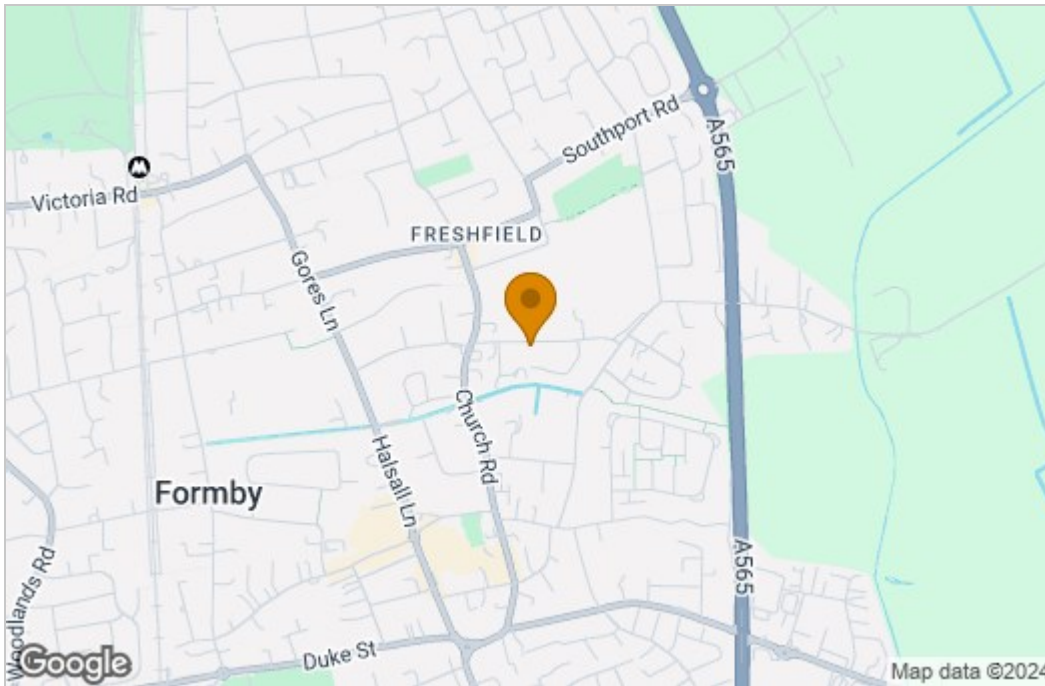
# Floor Plan

## Cable St, Formby, Liverpool Total Approx. Floor Area 952 Sq.ft. (88.4 Sq.M.)

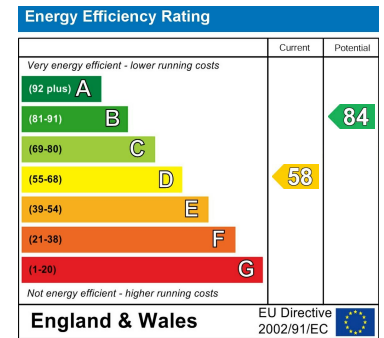
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



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.