

**KAREN PARKS**  
SALES & LETTINGS



**27 Rosemary Lane, LIVERPOOL, L37 3HA**

**£475,000**

Karen Parks sales and lettings are delighted to bring to market this four bedroom, semi detached Victorian property - boasting beautiful bay windows and high ceilings. The property briefly comprises of: hallway, through lounge, kitchen-diner and WC. To the first floor are four bedrooms with an ensuite to the master bedroom and a separate family bathroom. There is a driveway and garage to the front of the property and gardens to the rear. The property is situated in a very popular location and just a short stroll from Formby village with all it's amenities such as shops, cafes, restaurants and hairdressers. It is also within walking distance of Formby station and local schools - making it a perfect family home.

## ACCOMMODATION

### Ground Floor

#### Hallway

The hallway has one radiator.

#### Through Lounge 16'2" x 13'1" into 12'11" x 12'0" (4.93 x 4.01 into 3.94 x 3.68)



The through lounge is an excellent size and has a large double glazed bay window to the front of the room and a double glazed window to the rear - making a bright room with an abundance of light flowing through.

#### Kitchen-Diner 23'7" x 11'3" (7.19 x 3.45)



The open plan kitchen-diner is a great space for family living and has a range of wall and base units as well as additional units along the side providing plenty of storage. There are three double glazed windows and a door leading out to the garden. There is an integrated sink with draining board and one radiator in the dining area. Space for a dishwasher, fridge-freezer and oven.

#### WC

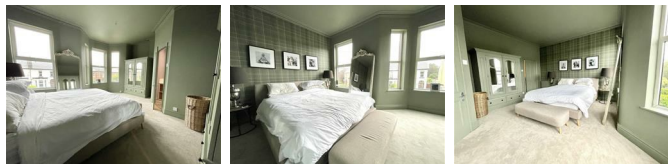
WC and hand wash basin.

### First Floor

#### Landing

The landing has a loft hatch.

#### Bedroom 1 17'1" x 16'2" (5.21 x 4.93)



The master bedroom is an excellent size and has a large bay window creating extra space in the room as well as an additional double glazed window. There is one radiator and a door to the ensuite.

#### Ensuite

The ensuite has a corner shower with two shower heads, hand wash basin and WC.

#### Bedroom 2 12'9" x 12'2" (3.91 x 3.71)

This double bedroom has one radiator and a double glazed window.

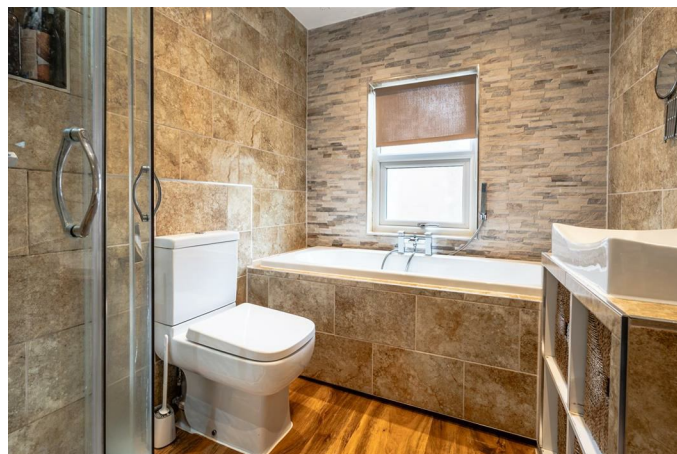
#### Bedroom 3 10'11" x 7'6" (3.35 x 2.29)

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

#### Bedroom 4 8'9" x 7'10" (2.67 x 2.39)

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

### Bathroom



The spacious bathroom comprises of a bath with shower head attachment, corner shower cubicle, WC, hand wash basin, towel radiator and a double glazed window.

### Outside

#### Front Garden

The front of the property has a paved driveway with off road parking for two cars.

#### Rear Garden



The extensive rear garden has a decked area leading out from the kitchen which is the perfect space for BBQ's and to enjoy a morning coffee. This leads onto a large area laid to lawn and boarded either side by an array of plants, bushes and trees.

#### Garage

Single garage situated to the side of 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

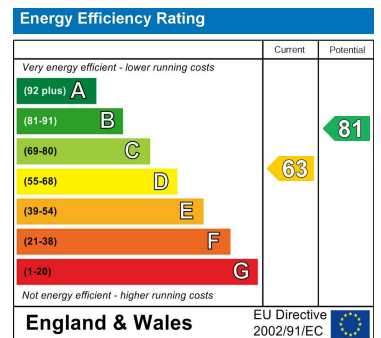
representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## 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.