



KAREN PARKS
SALES & LETTINGS



26 Willow Grove, Formby, Liverpool, L37 3NX

£225,000

Karen Parks Sales and Lettings are pleased to offer for sale this extended two bedroomed mid terrace property. This cottage style house is the perfect mix of both character and modern, as the current owners have modernised the property throughout including a brand new kitchen and bathroom. This would be the perfect turn key home for a couple, family or as a buy to let. The house briefly comprises of: hallway, lounge-diner, kitchen, two bedrooms and a family bathroom with separate bath and shower. There are Sunny rear gardens that have been beautifully landscaped.

It is situated in a quiet spot but within walking distance of Formby village with all it's amenities such as shops, restaurants and cafes. It is also within close proximity of local Primary and High schools. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

There is a hallway with one radiator and a door leading into the lounge-diner.

Lounge-Diner 15'5" x 11'6" into 15'7" x 11'1"
(4.72 x 3.53 into 4.75 x 3.40)



The lounge-diner is an excellent size and is the perfect open plan space for family living. There is a double glazed window to the front of the room and double glazed patio doors to the rear making it a bright space and allowing plenty of light to flow through. There are two radiators and an electric feature fireplace as a focal point to the room. There is also an under stair storage cupboard.

Kitchen 13'8" x 7'3" (4.17 x 2.21)



The modern kitchen has a range of white gloss wall and base units providing plenty of storage. There is an integrated fridge-freezer, washing machine, oven/grill and microwave, and sink with draining board. There are two dual aspect double glazed windows allowing plenty of light to flow in and a door leading out to the garden.

First Floor

Landing

The landing has a loft hatch.

Bedroom 1 15'6" red to 12'5" x 12'2" (4.72 red to 3.78 x 3.71)

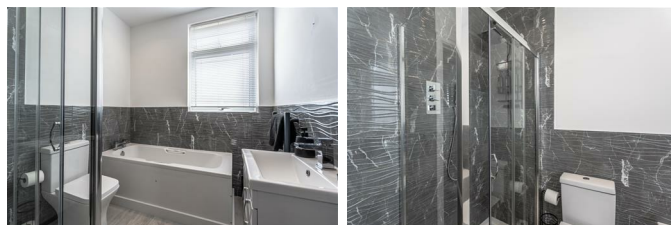


The master bedroom is a good size and has two double glazed windows looking out to the front of the property and one radiator.

Bedroom 2 10'6" x 8'1" (3.20 x 2.46)

The second bedroom has two built in storage cupboards providing plenty of storage - one of which houses the boiler. There is one double glazed window looking out over the garden and one radiator.

Bathroom 7'2" x 6'8" (2.18 x 2.03)



The bathroom comprises of a bath, shower cubicle, hand wash basin with cupboard below, WC, double glazed window and a towel radiator.

Outside

Front Garden

The front of the property is walled and there is a paved area with space for plants and shrubs - giving the property real curb appeal.

Rear Garden

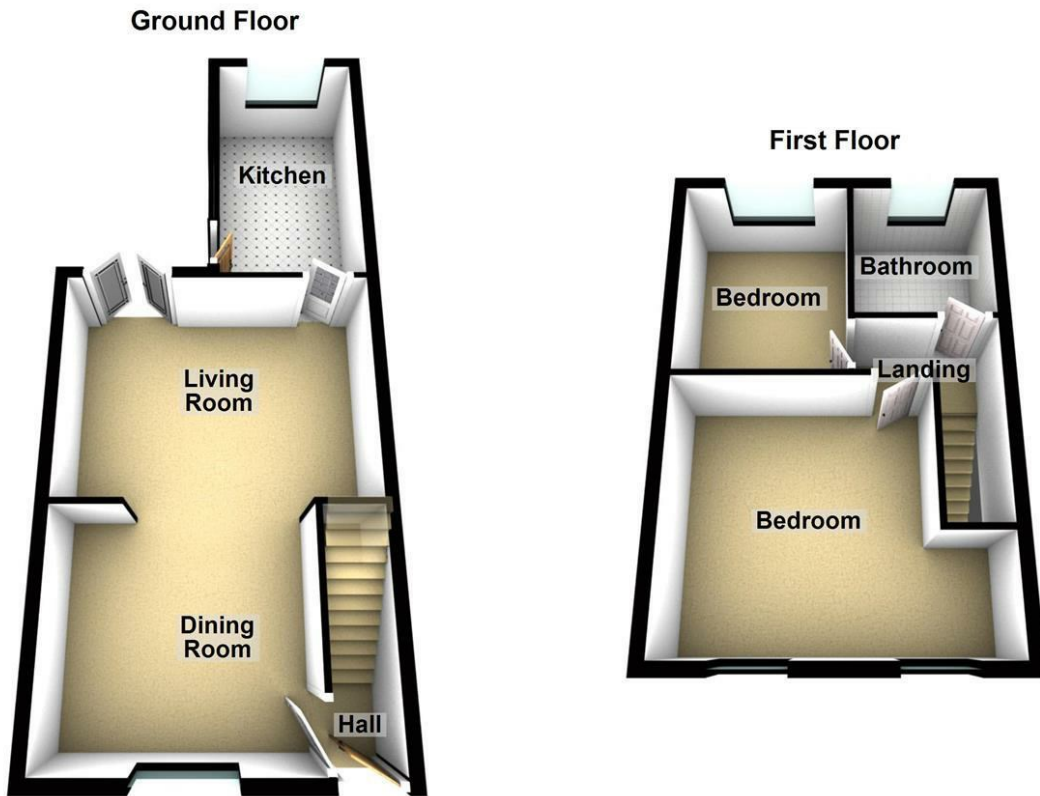


The sunny rear garden has been beautifully landscaped and is a real sun trap. There is a paved area leading out from the kitchen which is a perfect spot for alfresco dining. This leads onto a further area with a large patio that is lined down one side with beds containing an array of plants and shrubs.

Important Information

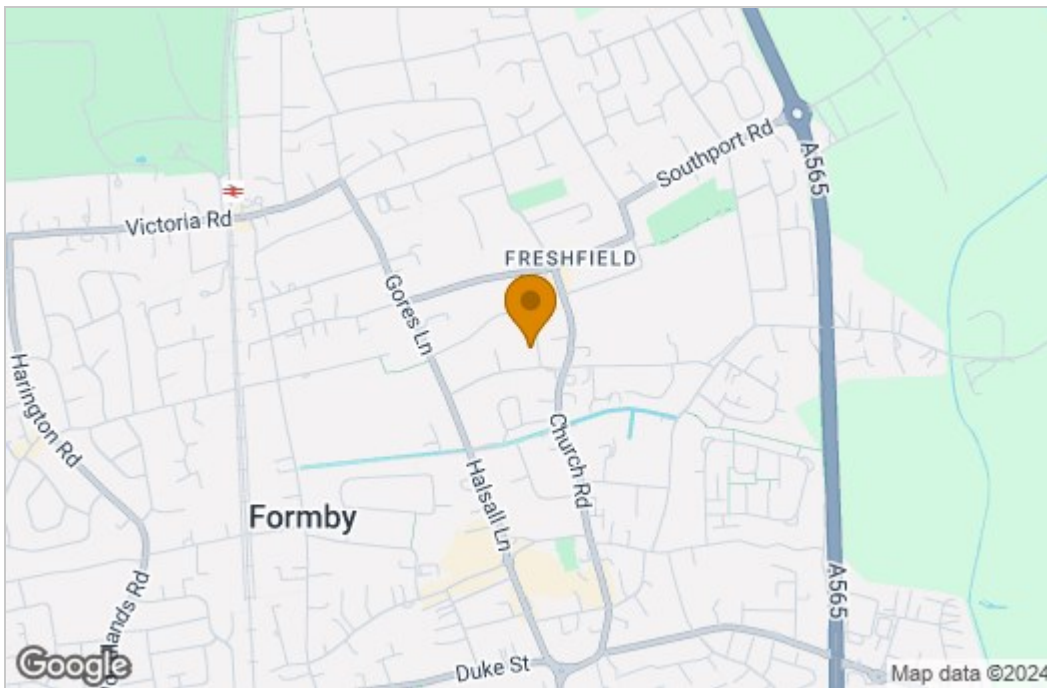
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

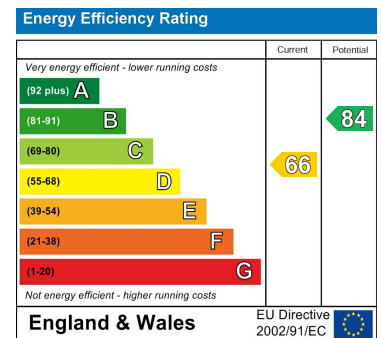


Sizes are approximate
Plan produced using PlanUp.

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.