



KAREN PARKS
SALES & LETTINGS



10 Rosemary Lane, Liverpool, L37 3HB

£485,000

Karen Parks sales and lettings are delighted to bring to market this five bedroom, extended semi detached property. The house is beaming with character from bay windows, high ceilings and beautiful fireplaces - it is a perfect family home. The property briefly comprises of: hallway, front lounge, rear sitting room opening up into the kitchen-diner, pantry, utility space and downstairs shower room. To the first floor are five bedrooms and a family bathroom. The property offers extensive rear gardens that have beautifully kept and full of colourful plants and flowers. There is a driveway and large garage to the front of the property. This deceptively spacious house is situated just a short stroll away from Formby village with all it's amenities such as shops, restaurants and cafes. It is also within walking distance to the train station for those commuting to work and close to local High schools.

ACCOMMODATION

Hallway

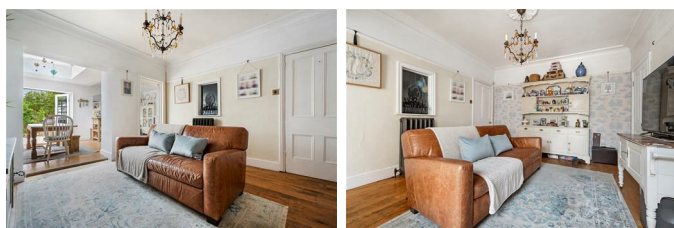
The hallway has one radiator.

Front Lounge 12'0" x 12'0" (3.66 x 3.66)



The front lounge is a cosy space to enjoy in the winter months - there is a large bay window allowing in plenty of light and a feature character fireplace.

Sitting Room Open to 12'10" x 12'0" (3.92 x 3.66)



The sitting room can be accessed from the hallway and opens up into the open plan kitchen-diner. There is access into the garage from here and one radiator.

Kitchen-Diner 18'3" x 17'5" (5.57 x 5.33)



The open plan kitchen-diner has been extended by the current owners and leads through from the sitting room and is perfect for family living and entertaining. The dining area has a lantern roof, double patio doors leading out to the garden and a double glazed window to the side allowing an abundance of light to flow in. The kitchen has base units providing some storage for the kitchen, a Belfast sink with double glazed window above. There is space for an oven and dishwasher. There are two radiators in this space.

Pantry 9'8" x 6'0" (2.97 x 1.85)



The pantry has a range of shelving for storage and the gas meter is located in here - access through to the kitchen.

Utility Space 8'6" x 3'11" (2.60 x 1.20)

Situated off the kitchen is a utility area with space for a washing machine and fridge-freezer and there is a stable door leading out to the garden.

Shower Room 8'6" x 3'11" (2.60 x 1.20)



There is a large walk in shower with two shower heads, hand wash basin, WC, double glazed window, radiator and some built in storage cupboards.

First Floor

Landing

The landing has a loft hatch.

Bedroom 1 13'1" x 10'9" (4.0 x 3.29)



The master bedroom is a good size and has one radiator, a double glazed window and a feature fireplace giving character to the room.

Bedroom 2 12'1" x 8'9" (3.69 x 2.69)



This double bedroom has one radiator, a double glazed window and fitted cupboards for storage above the bed.

Bedroom 3 10'5" x 8'9" (3.20 x 2.67)



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

Bedroom 4 9'10" x 7'2" (3.0 x 2.20)



This bedroom has a double glazed window looking out over the front of the property and one radiator.

Bedroom 5 8'9" x 8'6" (2.67 x 2.60)



This room could either be used as a fifth single bedroom or as a home office - there is one radiator and a double glazed window.

Bathroom 5'10" x 5'2" (1.80 x 1.60)



The bathroom comprises of a bath with over head shower, hand wash basin, WC and double glazed window.

Outside

Front Garden

The front of the property has a large driveway leading up to the garage providing off road parking for a number of cars. Lining one side of the driveway are beds brimming with beautiful and colourful flowers giving the property a real curb appeal.

Rear Garden



The extensive rear garden is a beautiful space to enjoy during the summer months and you can tell it has been excellently cared for by the current owners. Leading out from the patio doors is a stoned area which follows onto a patio with space for a table and chairs to enjoy some alfresco dining. Surrounding this is a number of plant beds with a colourful array of flowers. This leads onto a large area laid to lawn with mature bushes and shrubs. The bottom end of the garden has a summer house and a variety of fruit trees.

Garage 25'9" x 8'10" (7.85 x 2.70)

The garage is an excellent size and has access from both the front of the property, internally from the house and also double doors to the garden from the rear end of the garage. There is power and light and the boiler is located in here.

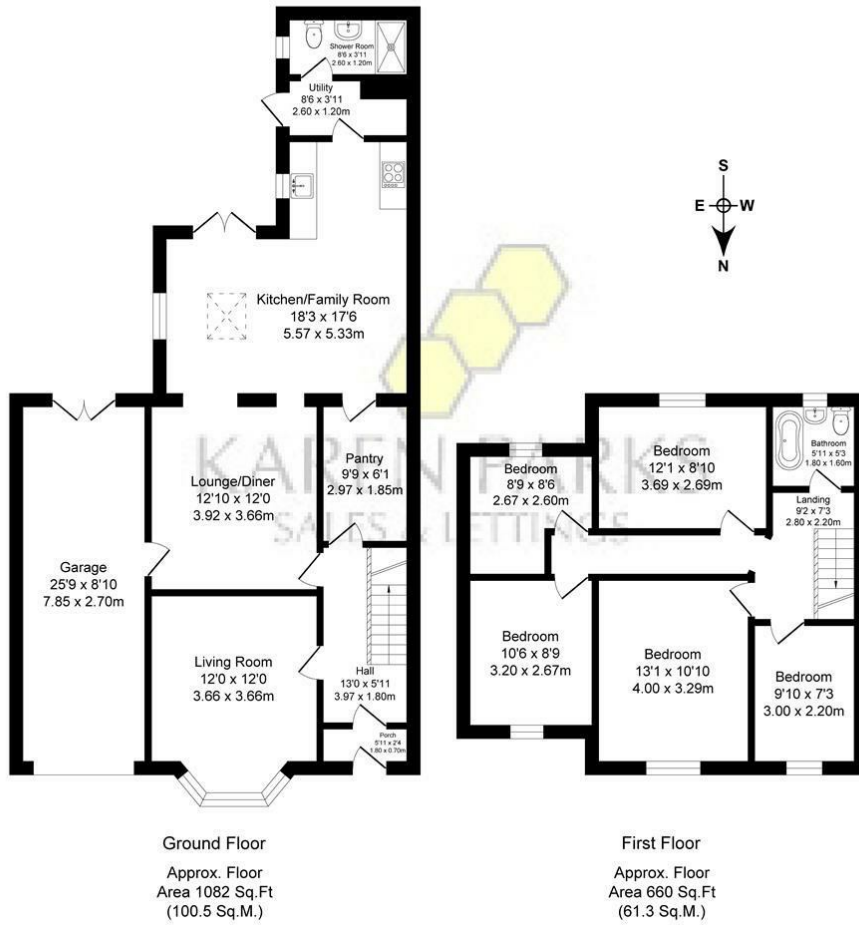
Important Information

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.

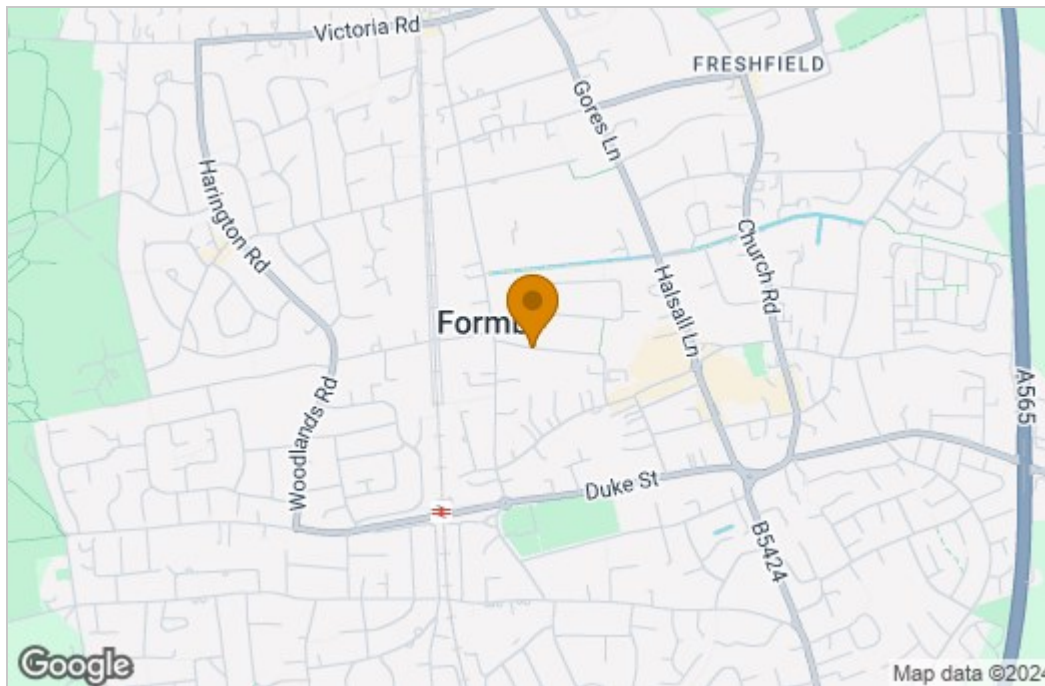
Floor Plan

Rosemary Lane Total Approx. Floor Area 1742 Sq.ft. (161.8 Sq.M.)

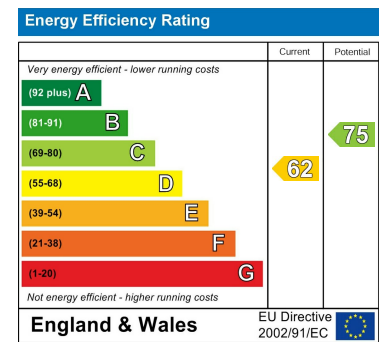
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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