

**KAREN PARKS**  
SALES & LETTINGS



**40 Flaxfield Road, Liverpool, L37 8BH**

**Offers Over £245,000**

Karen Parks Sales and lettings are delighted to bring to market this three bedroom, semi detached family home offering plenty of potential. The house is located in an excellent spot just a short walk from Formby village with all it's amenities such as shops, cafes and restaurants. It is within walking distance of local Primary schools but still within easy reach to the Bypass for those commuting to Southport or Liverpool. The house briefly comprises of: porch, hallway, lounge, kitchen-diner, conservatory and utility space. There are three bedrooms and a shower room to the first floor. There is a driveway and garage to the front of the property and beautiful gardens to the rear.

Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Ground Floor

#### Porch

There is an enclosed porch leading into the hallway.

#### Hallway

There is a hallway with one radiator.

#### Lounge 14'11" x 11'6" (4.55 x 3.53)



The lounge is a bright room and has a feature electric fireplace as a focal point to the room. There are two radiators and a double glazed window to the front of the room.

#### Kitchen-Diner 18'11" x 7'9" (5.79 x 2.38)



The kitchen-diner has an array of wall and base units providing plenty of storage for the kitchen and there is also an additional pantry with shelving and where the meters are located. There is a sink with draining board, integrated gas hob, oven and grill and dishwasher. There is space for a under counter fridge. There is one radiator, a double glazed window above the sink and opening into the conservatory.

#### Conservatory 8'0" x 7'0" (2.45 x 2.15)



The conservatory is a lovely space to sit and enjoy views of the garden, with a door leading out. There is also a radiator in this room meaning it can be used in the winter months too.

#### Utility Space 6'8" x 4'3" (2.05 x 1.30)

Leading off the kitchen is a utility space where the boiler is located, there is space for a washing machine and dryer and a door leading out into the garden.

### First Floor

#### Landing

The landing has a large built in storage cupboard, one radiator, a double glazed window and two loft hatches.

#### Bedroom 1 15'0" x 10'4" (4.58 x 3.15)



The master bedroom is a good size and there are fitted wardrobes providing storage for the room. There is one radiator, a double glazed window and an additional smaller window allowing in light.

#### Bedroom 2 10'8" x 8'8" (3.27 x 2.66)



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

#### Bedroom 3 7'4" x 7'4" (2.26 x 2.26)



This bedroom has a built in cupboard, one radiator and a double glazed window.

## Shower Room 7'2" x 5'8" (2.20 x 1.75)



The shower room has a large walk in shower, hand wash basin, WC, towel radiator and double glazed window.

## Outside

### Front Garden

The front of the property has an area laid to lawn with some mature bushes in front of the lounge and there is a paved driveway providing off road parking leading up to the garage.

### Rear Garden



The rear garden has a paved patio area leading out from the conservatory which is a perfect space for alfresco dining and BBQ's. This leads onto a large area laid to lawn which is boarded by a lovely array of bushes, flowers and shrubs lining the side of the garden. There is also a shed situated in the rear garden.

## Garage

There is a single garage with access from both the front and from the rear garden. There is power and light in the garage.

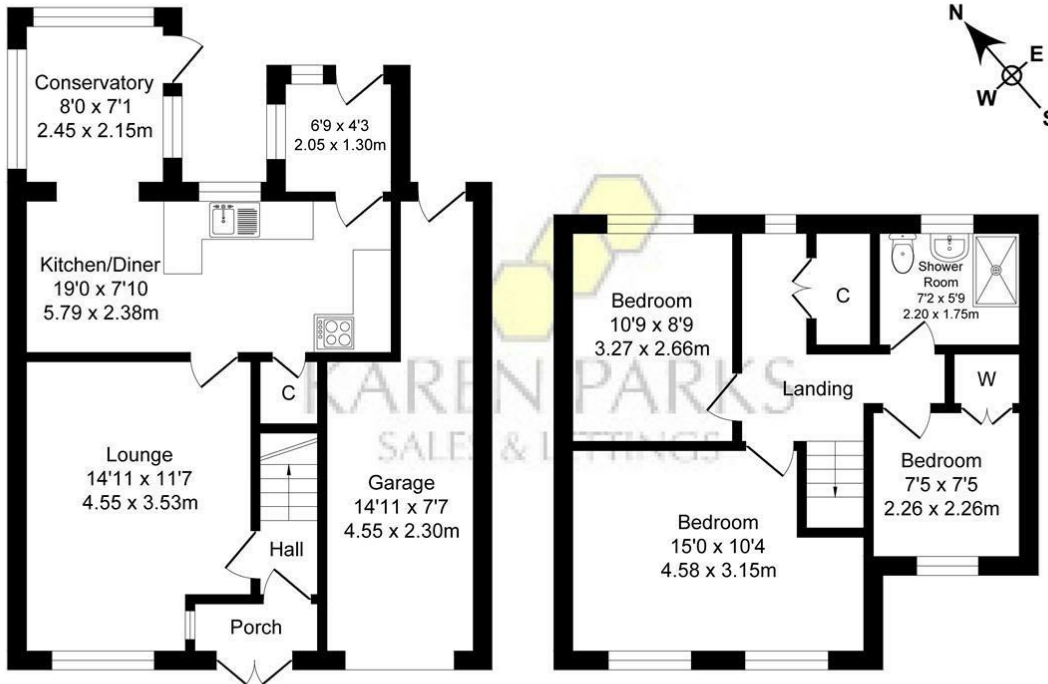
## Important Information

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

## Flaxfield Road Total Approx. Floor Area 1089 Sq.ft. (101.2 Sq.M.)

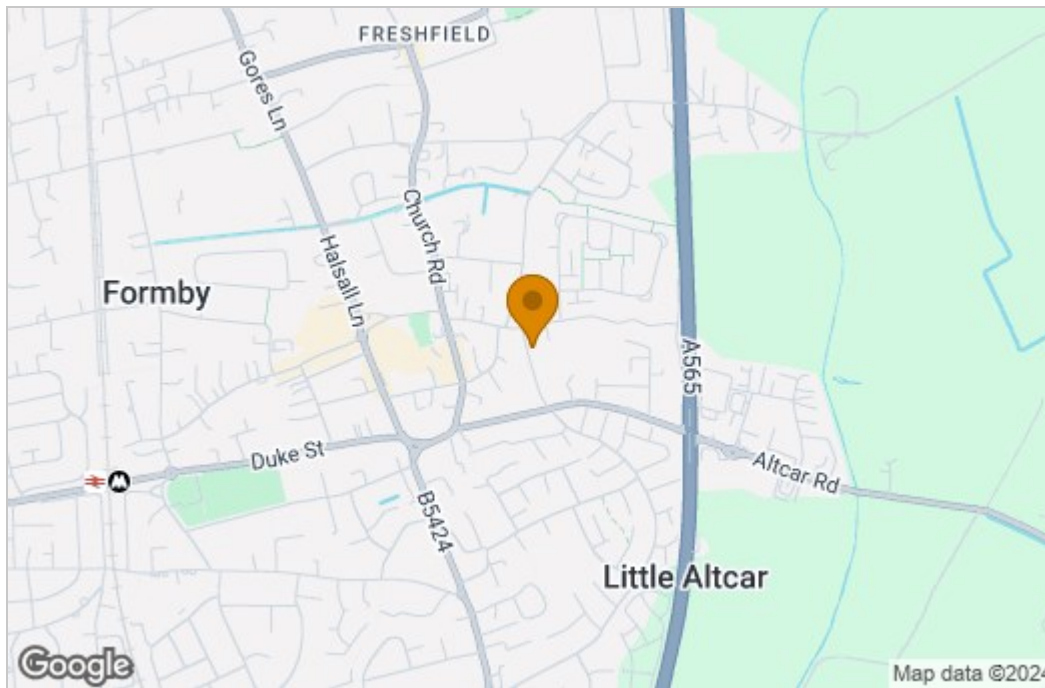
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Ground Floor**  
Approx. Floor Area 632 Sq.Ft (58.7 Sq.M.)

**First Floor**  
Approx. Floor Area 457 Sq.Ft (42.5 Sq.M.)

# Area Map



# Energy Efficiency Graph

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

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