

**KAREN PARKS**  
SALES & LETTINGS



**3 Longfield, Liverpool, L37 3LD**

**£365,000**

Karen Parks Sales and Lettings are pleased to offer for sale this four bedroom detached house situated on an excellent corner plot, with gardens spanning the property. The house briefly comprises of: porch, hallway, kitchen, utility, WC, office and lounge opening to the dining room. To the first floor are four bedrooms and a family bathroom. There is a driveway to the front and a further drive to the rear leading up to the detached garage. There are private gardens that have been excellently maintained to the rear and side. The house is situated in a quiet spot but still within close proximity of local amenities such as shops, hairdressers and pubs. It is within walking distance of local primary schools and the park making it a perfect family home. For those commuting to Liverpool or Southport for work it is within easy reach of the Bypass and also close to a bus route.

## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the hallway.

#### Hallway

The hallway has one radiator.

#### Lounge 16'1" x 15'0" (4.92 x 4.59)



The lounge is a good size and is a bright space with a double glazed sliding door leading out into the garden. There is a feature gas fireplace, one radiator and the lounge opens up into the dining area.

#### Open to Dining room 14'6" x 8'2" (4.43 x 2.49)



The dining area has a full length double glazed window allowing an abundance of light to flow in.

#### Kitchen 16'7" x 10'0" (5.08 x 3.06)



The kitchen has a range of wall and base units providing storage for the kitchen and there is also an additional larger cupboard. There is a sink with draining board with double glazed window above and an integrated oven and grill. There is space for a washing machine, fridge and dishwasher. One radiator and door to utility area.

#### Utility room 8'2" x 6'7" (2.49 x 2.03)



The utility room has the boiler located in here, there is one radiator and a door leading out to the side of the house. There are wall and base units for additional storage and space for a freezer.

#### WC

WC with hand wash basin.

#### Office 11'8" x 11'5" (3.56 x 3.49)



The office is a perfect space for those working from home but could alternatively be used as a playroom for those with children. There is a fitted cupboard and double glazed window.

### First floor

#### Landing

There is a loft hatch on the landing.

#### Bedroom 1 15'0" x 9'4" (4.59 x 2.86)



The master bedroom has a row of fitted wardrobes providing plenty of storage, one radiator and a double glazed window.

### **Bedroom 2 13'11" x 8'2" (4.25 x 2.49)**



This bedroom has three double glazed windows allowing an abundance of light to flow in making it a bright room and there is one radiator.

### **Bedroom 3 13'4" x 8'7" (4.08 x 2.62)**



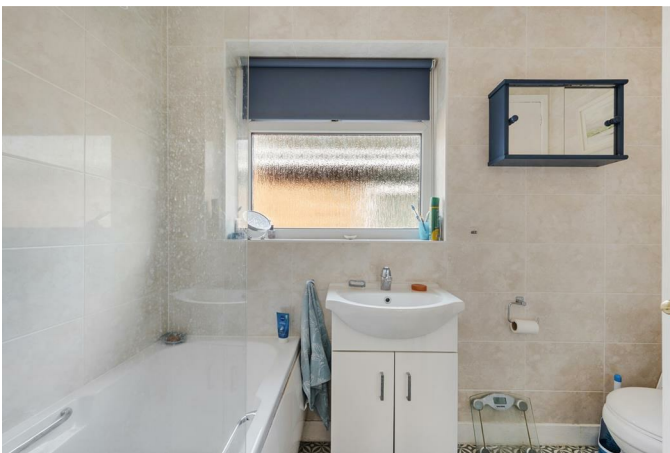
The third double bedroom has one radiator and a double glazed window looking out over the garden.

### **Bedroom 4 13'4" x 5'11" (4.08 x 1.82)**



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

### **Bathroom**



The bathroom comprises of a bath with over head

electric shower, hand wash basin with cupboard below, WC, double glazed window, radiator and storage cupboard.

### **Outside**

#### **Front garden**

The front of the property has a paved driveway providing off road parking to the front of the house. Next to this is an area containing mature bushes and shrubs.

#### **Side garden**



The side of the property has a further garden area with a large space laid to lawn and boarded by bushes and shrubs giving privacy to this area.

#### **Rear garden**



Leading out from the sliding patio door there is the excellently maintained rear garden which has a paved patio area which is a real sun trap and a perfect space for alfresco dining. This leads onto an area laid to lawn and has beds that border this area containing beautiful flowers, shrubs and bushes.

### **Garage 16'4" x 7'10" (5.0 x 2.40)**



There is a second driveway with space to park a car off road leading up to the garage with up and over garage door.

### **Important information**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor.

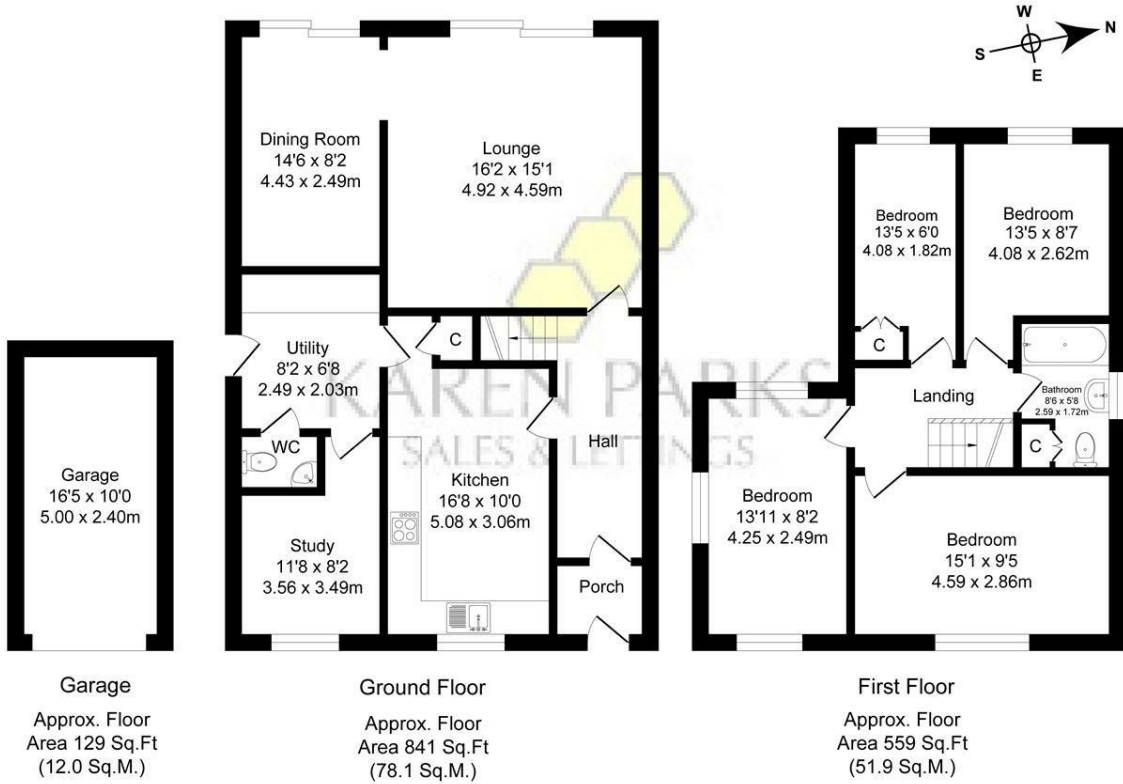
We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do 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

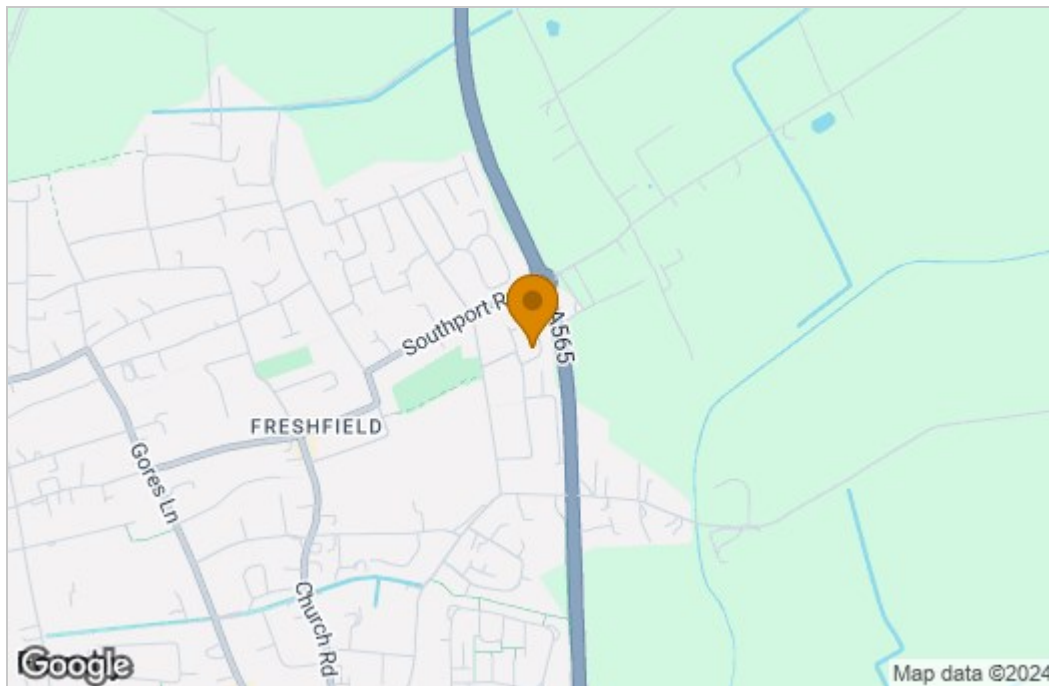
## Longfield

Total Approx. Floor Area 1528 Sq.ft. (142.0 Sq.M.)

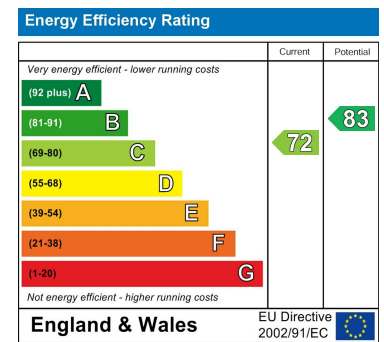
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



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