

**KAREN PARKS**  
SALES & LETTINGS



**14 Wicks Lane, Liverpool, L37 3JG**  
**Offers Over £650,000**

EXCELLENT POTENTIAL OPPORTUNITY FOR RE-DEVELOPMENT/AS A PLOT. Karen Parks Sales and Lettings are pleased to offer the exceptional opportunity to purchase this three bedroom detached property in need of modernisation but situated on an extremely generous sized plot. The site offers huge potential for re-development and extension (subject to the relevant planning and building regulations) and an opportunity of this type very rarely becomes available in this sought after location. The house briefly comprises of: porch, hallway, sun room, lounge, dining room, kitchen and morning room. To the first floor are three bedrooms, family bathroom with bath and shower, and a separate WC. There is a private driveway with garage and off road parking to the front of the property and extensive private gardens to the rear. The property is situated in a prime location just a short stroll to Formby village with all its amenities and also within walking distance of Formby pinewoods. Offered for sale with no onward chain. EARLY VIEWING IS ADVISED.



## ACCOMMODATION

### Ground Floor

#### Porch

Large enclosed porch leading into the hallway.

#### Hallway



The hallway has one radiator and an under stairs storage cupboard containing the electric meter.

#### Sun Room



The sun room can be accessed from both the lounge and the porch and is a bright space to sit.

#### Lounge 18'2" x 11'10" (5.56 x 3.62)



The lounge has double doors leading out into the garden at one end and doors leading into the sun room to the other - allowing plenty of light to flow through. There is a radiator and a feature grey brick fire surround.

#### Dining Room 13'9" x 11'2" (4.20 x 3.42)



The dining room has a double glazed window looking out to the front of the property and one radiator.

#### Kitchen 11'2" x 8'10" (3.42 x 2.71)



The kitchen has a range of wall and base units providing storage and there is a sink with window above and door leading out to the garden. There is an integrated oven, grill and hob. There is space for a slimline dishwasher and fridge-freezer. One radiator and the kitchen leads into the morning room.

#### Morning Room 11'11" x 8'11" (3.64 x 2.72)

The morning room has one window, a radiator, feature fire surround and the boiler is located in here - which was installed within the last couple of years.

### First Floor

#### Landing



The landing has a large window with views out over the rear garden and there is a loft hatch.

**Bedroom 1 18'2" x 11'10" (5.56 x 3.62)**

The master bedroom is an excellent size and has a window looking out over the garden to the rear and a sliding patio door leading onto a balcony to the front. There is one radiator.

**Balcony****Bedroom 2 11'2" x 11'1" (3.42 x 3.40)**

The second double bedroom has fitted wardrobes and drawers providing storage, one radiator and a double glazed window.

**Bedroom 3 10'2" x 6'10" (3.10 x 2.10)**

The third bedroom has a built in dressing table with window above, built in cupboards for storage and one radiator.

**Bathroom 11'2" x 5'8" (3.42 x 1.75)**

The bathroom comprises of a bath, shower cubicle, hand wash basin, window, towel radiator and large storage cupboard.

**Separate WC**

Separate WC with a window.

**Outside****Front Garden**

The front of the property has a paved driveway providing off road parking for multiple cars leading up to the garage. There is an area laid to lawn and boarded by mature bushes and trees providing plenty of privacy to the front of the house.

**Garage 15'8" x 6'6", 236'2" (4.80 x 2.72)**

There is a garage with up and over door for storage and the gas meter is in here.

**Rear Garden**

The extensive rear gardens offer plenty of potential for either extension or re-development subject to planning and building regulations - or alternatively an excellent sized garden for families offering space for children to play and garden parties. There is a large area laid to lawn and lined one side and to the rear with hedges and trees.

**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.

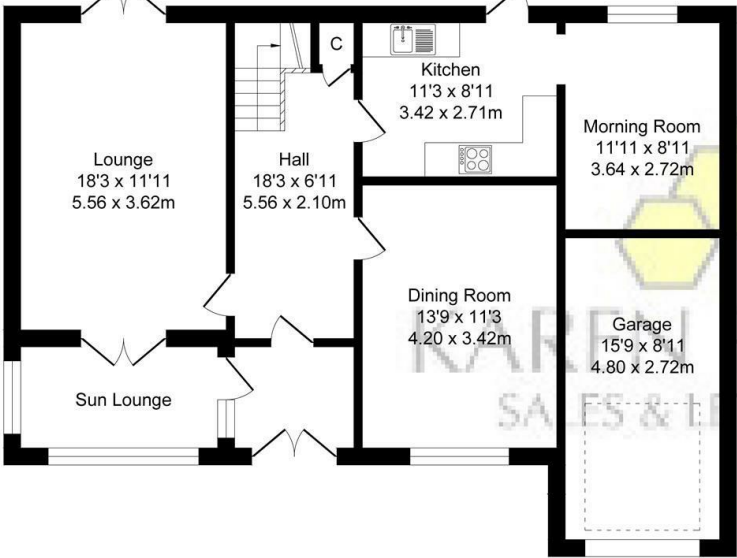


Floor Plan

Wicks Lane

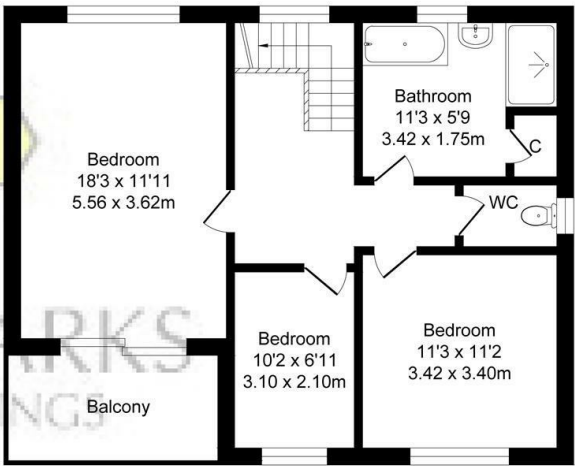
Total Approx. Floor Area 1705 Sq.ft. (158.5 Sq.M.)

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

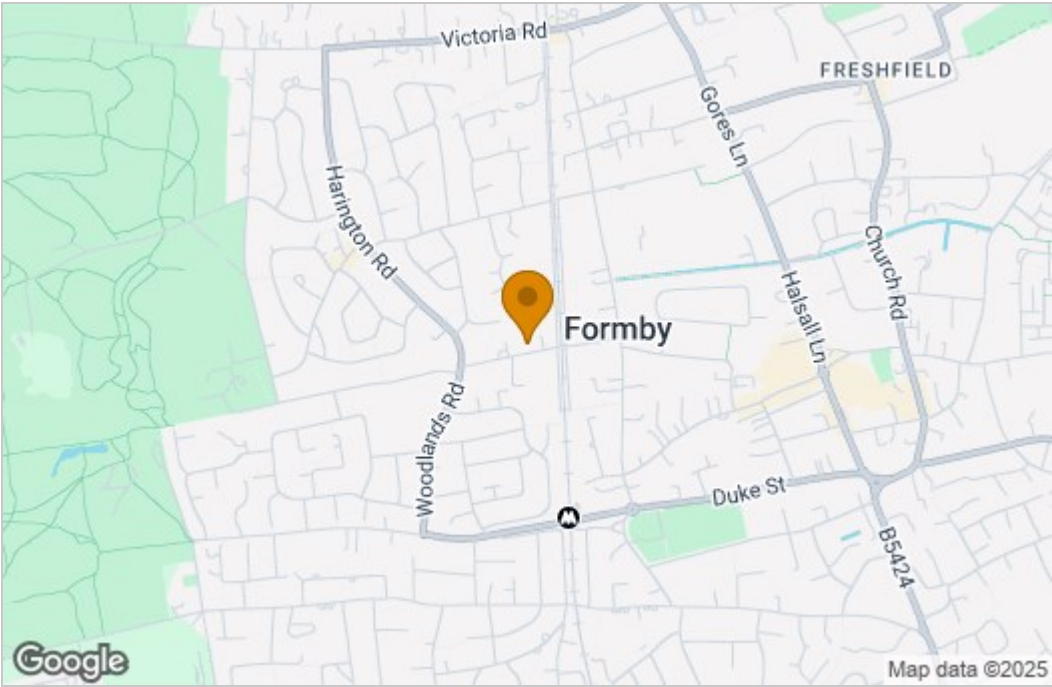
Approx. Floor Area 1023 Sq.Ft (95.1 Sq.M.)



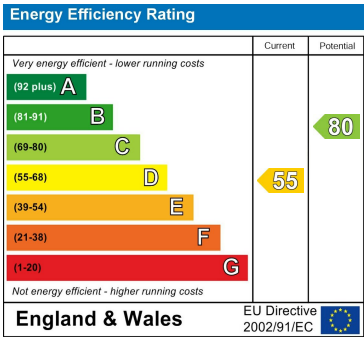
First Floor

Approx. Floor Area 682 Sq.Ft (63.4 Sq.M.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.