



**KAREN PARKS**  
SALES & LETTINGS



**17 Ward Avenue, Formby, Liverpool, L37 2JD**

**Offers Over £350,000**

Karen Parks Sales and Lettings are pleased to offer for sale this spacious, double fronted three bedroom semi detached house that has been recently renovated and modernised including a full re wire, brand new boiler and radiators and the property offers plenty of living space. The house briefly comprises of: porch, hall, lounge, modern newly fitted open plan kitchen-diner and a WC/utility space. To the first floor is the master bedroom with dressing area and ensuite, two further bedrooms and a bathroom. To the front of the property is a driveway with off road parking for multiple cars and there are private gardens to the rear. The house is situated in a sought after location within walking distance of Formby village with all it's shops and amenities and Formby train station. It is also within close proximity of Formby pinewoods and local Primary and High schools making it a perfect family home.

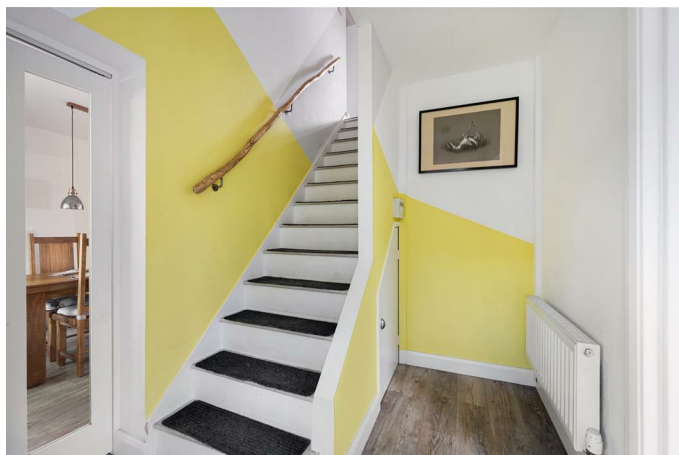
## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the hallway.

#### Hallway



The hallway has one radiator and an under stairs storage cupboard.

#### Lounge 19'10" x 11'0" (6.07 x 3.36)



The lounge is an excellent size and has a double glazed window to the front of the room and double patio doors leading into the garden to the rear. There is one radiator.

#### Open plan Kitchen-Diner 29'7" x 18'6" (9.04 x 5.65)



The recently fitted open plan kitchen-diner is a great space for entertaining and family living. The modern white gloss kitchen has a range of wall and base units providing plenty of storage, and an integrated sink, dishwasher, oven and microwave. There is a central island with a gas hob (with option for this to be changed to electric) and additional drawers for storage and space for bar stools. There is space for a fridge-freezer in the kitchen. There are three double glazed windows in this space allowing an abundance of light to flow through and a door leading out to the garden. There are two upright wall radiators as well as an additional radiator.

#### WC and Utility Room

WC, sink with under cupboard storage, a double glazed window and space for a washing machine and dryer.

## First Floor

### Landing

The landing has a loft hatch.

#### Bedroom 1 22'0" x 22'0" (6.71 x 6.71)



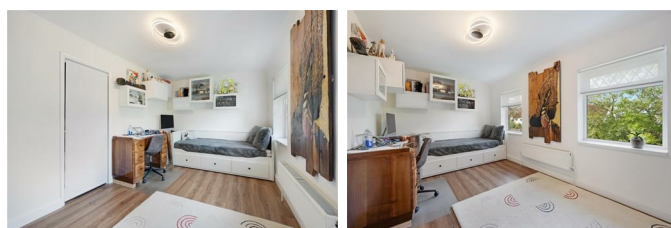
The master bedroom is an excellent size and has a dressing area with two rows of fitted wardrobes providing plenty of storage. There is one radiator and two feature double glazed windows.

#### Ensuite Bathroom 9'4" x 7'1" (2.86 x 2.16)



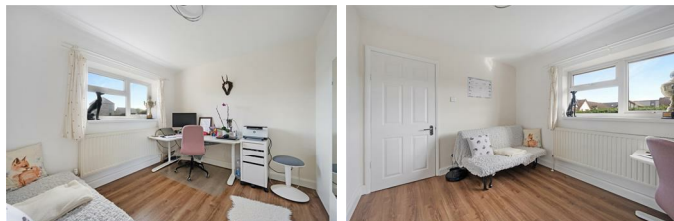
The spacious ensuite comprises of a bath with shower head attachment, shower cubicle, WC, hand wash basin, double glazed window and towel rail.

#### Bedroom 2 14'11" x 10'11" (4.57 x 3.34)



The second double bedroom has two fitted cupboards providing plenty of storage space, two double glazed windows and a radiator.

### **Bedroom 3 11'4" x 8'10" (3.46 x 2.71)**



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

### **Bathroom 6'5" x 5'10" (1.96 x 1.78)**



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

### **Outside**

#### **Front Garden**

The front of the property has a paved driveway with off road parking for two cars and there is an area laid to lawn in front of the lounge window lined with mature bushes/shrubs providing privacy to the front of the house.

#### **Rear Garden**



The rear garden has a paved patio area leading out from the double doors with space for seating and alfresco dining. This leads onto a large area laid to lawn that has a beautiful array of fruit trees and the rear and side of the garden are lined with mature hedges and bushes providing privacy to the garden. There is a large shed to the side of the house for storage.

### **Important Information**

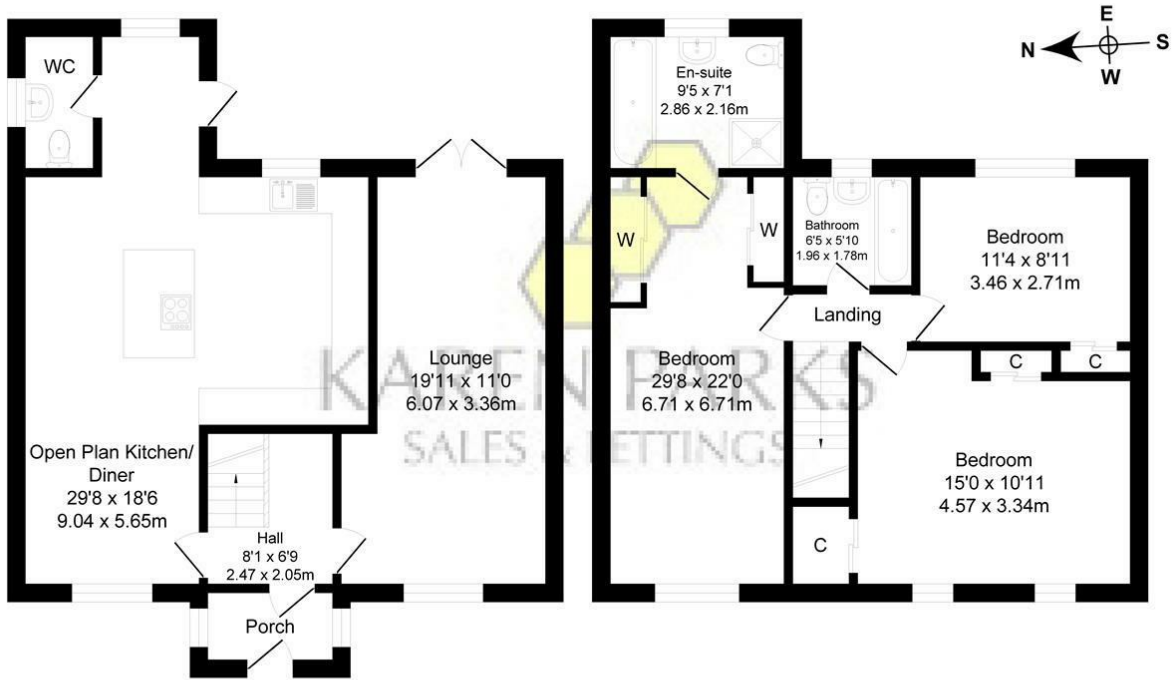
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical

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

## Ward Avenue Total Approx. Floor Area 1405 Sq.ft. (130.6 Sq.M.)

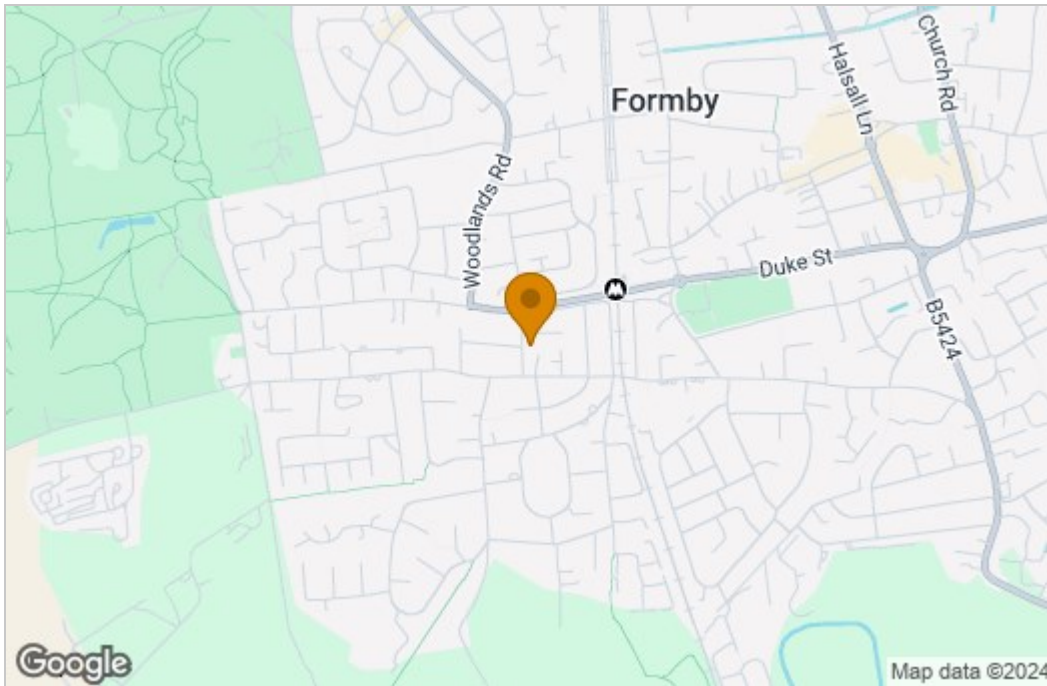
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



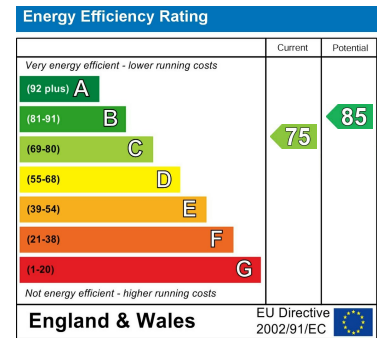
Ground Floor  
Approx. Floor Area 716 Sq.Ft (66.5 Sq.M.)

First Floor  
Approx. Floor Area 689 Sq.Ft (64.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.