



KAREN PARKS
SALES & LETTINGS



30 Barkfield Lane, Liverpool, L37 1LZ

£365,000

Karen Parks sales and lettings are delighted to offer for sale this recently refurbished three/four bedroom semi detached property. This is a perfect turn key property for a couple or family to move straight into. The house briefly comprises of: hallway, lounge, open plan kitchen-diner, reception room/bedroom 4 and shower room. To the first floor are three bedrooms and a family bathroom with separate bath and shower. There is a driveway and gardens to the front of the property leading up to the garage and excellent sized rear garden. The house is situated in a sought after location within walking distance of National Trust nature reserve, shops, hairdressers, cafes, on a bus route and close to Freshfield and Formby train stations for those commuting. It is also within close proximity to local well regarded primary and secondary schools - making it a perfect family home. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one radiator and a space under the stairs that could be used for storage.

Lounge 12'0" x 11'6" (3.67 x 3.52)



The lounge has a large double glazed window to the front of the room and one radiator.

Kitchen-Diner 17'10" x 10'10" (5.44 x 3.31)



The open plan kitchen-diner is a great space for entertaining and family living. There are a range of wall and base units providing storage for the kitchen, there is a sink and integrated oven, hob, extractor and fridge-freezer. There are two double glazed windows and double patio doors leading out into the garden - making it a bright space. There is one radiator and a space for bar stools at the breakfast bar.

Reception Room/Bedroom 4 10'9" x 6'8" (3.30 x 2.05)



This room can either be used as an additional reception room/office or alternatively as a fourth

bedroom with having the ensuite shower room. There is one radiator and a double glazed window.

Shower Room 6'7" x 4'9" (2.02 x 1.45)



This comprises of a shower cubicle with two shower heads, WC, hand wash basin with cupboard below, heated towel rail, double glazed window and extractor fan.

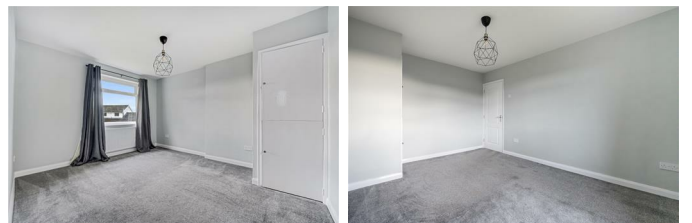
First Floor

Landing



The landing has a double glazed window and a loft hatch.

Bedroom 1 13'0" x 10'9" (3.97 x 3.29)



The master bedroom is a good size and has one radiator, a double glazed and built in storage cupboard.

Bedroom 2 10'6" x 10'5" (3.21 x 3.20)



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

Bedroom 3 9'11" x 6'11" (3.03 x 2.12)



The third bedroom has a built in storage cupboard which also houses the boiler, one radiator and a double glazed window.

Bathroom 7'6" x 5'5" (2.31 x 1.67)



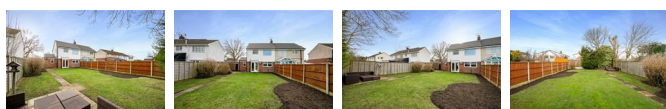
The family bathroom comprises of a bath with shower head attachment, shower cubicle, hand wash basin with cupboard below, WC, towel radiator and two double glazed windows.

Outside

Front Garden

The front of the property has driveway leading up to the garage with space for two cars to park. There is an area laid to lawn in front of the lounge window with some mature bushes giving curb appeal to the front of the property.

Rear Garden



Leading out from the double doors is a paved patio

area with pathway down the garden to a further patio area with space for seating. The garden is an excellent size and has a large area laid to lawn with beds containing bushes and trees.

Garage 15'9" x 8'2" (4.82 x 2.50)

The garage has an up and over garage door to the front and access from the garden into the garage from the rear. There is plumbing and space for a washing machine in the garage.

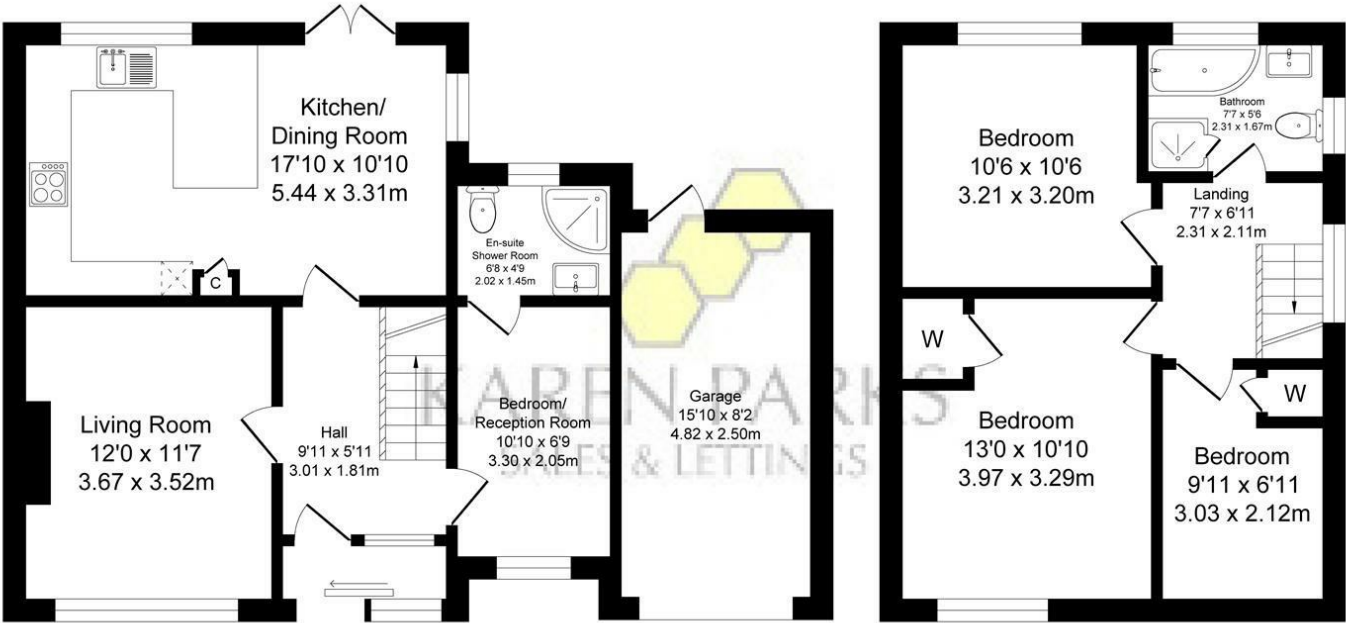
Important Information

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

Barkfield Lane
Total Approx. Floor Area 1126 Sq.ft. (104.6 Sq.M.)

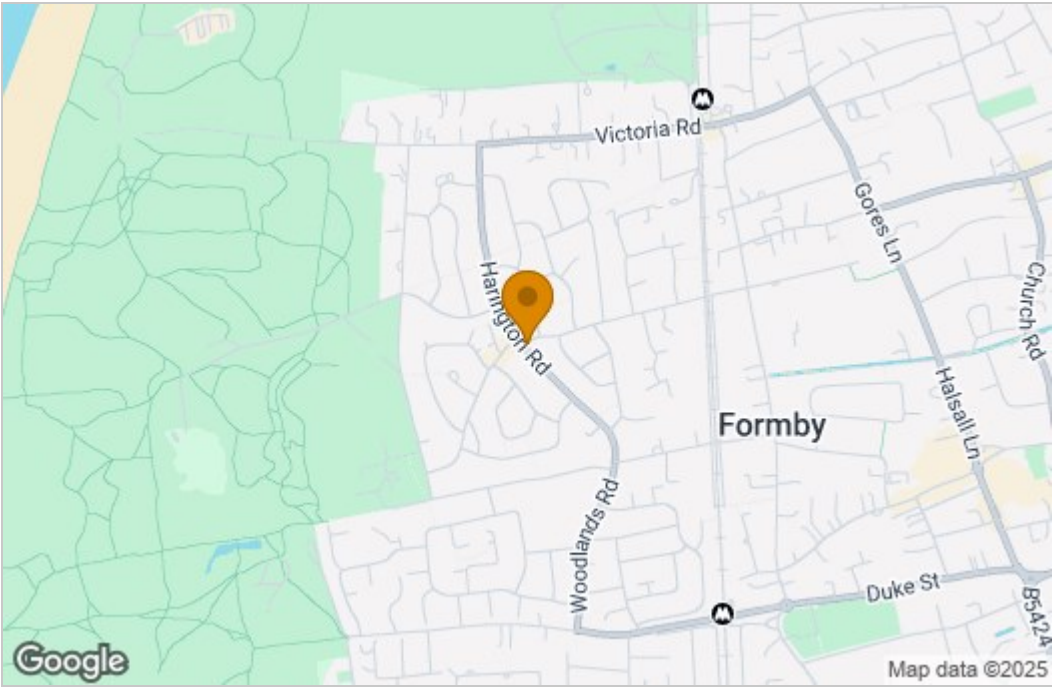
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



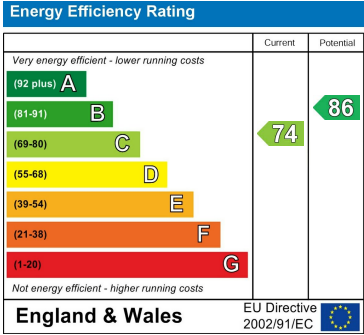
Ground Floor
Approx. Floor Area 689 Sq.Ft (64.0 Sq.M.)

First Floor
Approx. Floor Area 437 Sq.Ft (40.6 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.