

**KAREN PARKS**  
SALES & LETTINGS



**23 Edenhurst Drive, Liverpool, L37 2LH**  
**Offers Over £520,000**

Karen Parks Sales and Lettings are pleased to offer for sale this four/five bedroom detached family home situated on an excellent corner plot. The house is located in a sought after location just a short stroll from Formby nature reserve and pinewoods, close to local Primary schools and walking distance of Formby train station and village.

The spacious property briefly comprises of: porch, hallway, living room open to dining room, conservatory, kitchen, WC and bedroom 5/office. To the first floor are four bedrooms and a modern shower room. The driveway at the front of the house has space for two cars, there is a garage with space for a further car to park and gardens spanning down the side of the property and to the rear.



## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the hallway.

#### Hallway



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

#### Kitchen 12'7" x 10'3" (3.85 x 3.13)



The kitchen has a range of white wall and base units providing storage for the kitchen. There is a sink with double glazed window above and door leading out to the garden. There is an integrated hob, oven, grill, dishwasher and washing machine. Space for a fridge-freezer.

#### WC



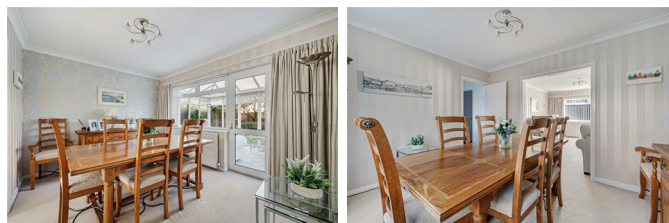
WC with hand wash basin, cupboards below and a double glazed window.

#### Living Room 15'2" x 12'4" (4.63 x 3.78)



The living room has a feature gas fireplace as a focal point to the room and perfect for a cosy winter evening. There is one double glazed window, a radiator and open to the dining room.

#### Dining Room 12'5" x 10'4" (3.79 x 3.16)



The open plan living - dining room is perfect for family living and entertaining. There is one radiator and a double glazed window and door opening through to the conservatory.

#### Conservatory 12'5" x 9'9" (3.79 x 2.99)



The conservatory is a lovely bright space which is perfect to enjoy views of the beautifully kept garden. There are double doors opening out to the garden.

#### Office / Bedroom 5 14'9" x 12'4" (4.52 x 3.77)



This could either be used as a fifth bedroom or alternatively as an office for those who work from home. There are two double glazed windows and two radiators.

### First Floor

## Landing



The landing has a double glazed window, storage cupboard and loft hatch.

## Bedroom 1 12'5" x 12'4" (3.79 x 3.77)



The master bedroom is a good size and has a range of fitted wardrobes and cupboards for storage. There is one radiator and a double glazed window.

## Bedroom 2 13'1" x 13'0" (4.0 x 3.97)



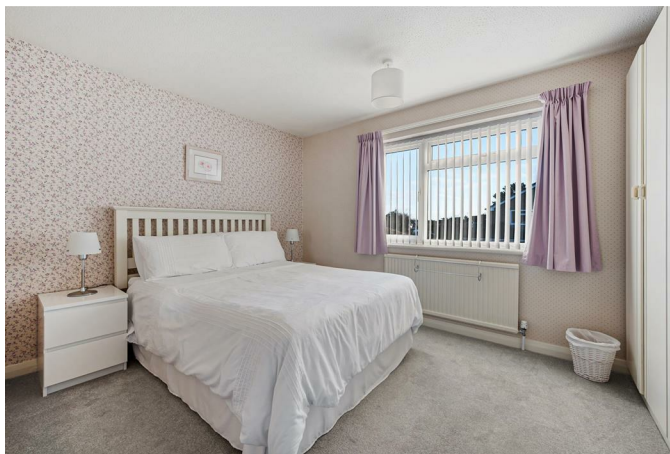
The second double bedroom has fitted wardrobes, a double glazed window looking out over the garden and one radiator.

## Shower Room 6'10" x 6'8" (2.10 x 2.04)



The modern shower room comprises of a large walk in shower with two shower heads, WC, hand wash basin with drawers below, double glazed window and a heated towel rail.

## Bedroom 3 12'8" x 9'1" (3.88 x 2.79)



The third double bedroom has one radiator and a double glazed window.

## Bedroom 4 8'9" x 8'1" (2.69 x 2.48)



The fourth bedroom has a row of fitted sliding wardrobes where the boiler is also situated. There is one radiator and a double glazed window.

## Outside



## Front Garden



There is a block paved driveway to the front of the house with space for two cars. There is a lawned area down one side of the house with mature bushes and lined with a low level brick wall.

## Rear Garden



The rear garden has been beautifully maintained by the current owners and is a lovely space to enjoy on a sunny day. There is a large patio leading out from the conservatory with a pergola which is the perfect spot for alfresco dining. There are two areas laid to lawn and bordered by beds containing mature bushes and plants.

## Garage 16'4" x 9'8" (5.0 x 2.97)

There is a further driveway in front of the detached garage with space to park one car. The garage has an up and over garage door to the front.

## Important Information

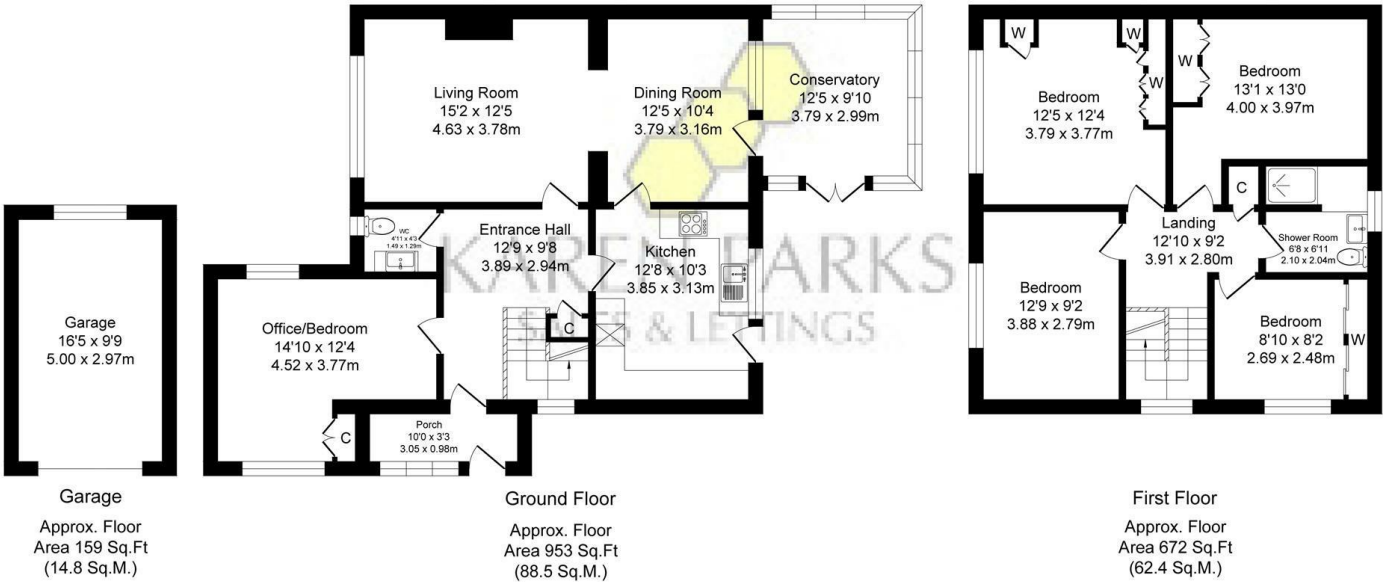
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Floor Plan

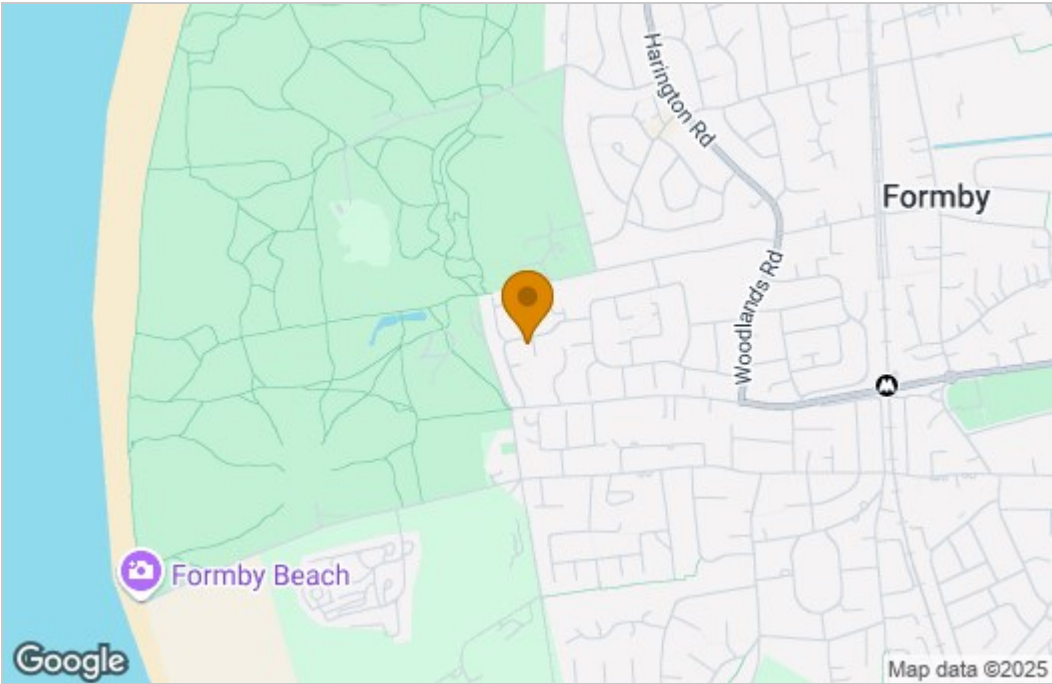
Edenhurst Drive

Total Approx. Floor Area 1784 Sq.ft. (165.7 Sq.M.)

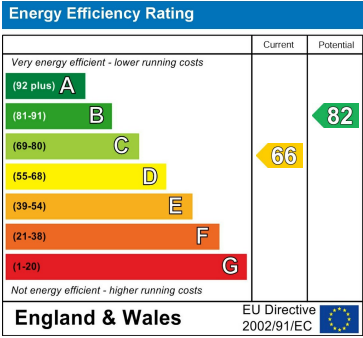
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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