



KAREN PARKS
SALES & LETTINGS



31 Bushbys Lane, Formby, Liverpool, L37 2DX
Offers Over £475,000

Karen Parks Sales and Lettings are delighted to offer for sale this deceptively spacious four bedroom detached property, offering plenty of versatile accommodation. Internal inspection of the property is needed to appreciate the vast amount of space on offer and the excellent sized sunny rear garden. The property briefly comprises of: porch, hallway, kitchen-family room, lounge, reception room/office, shower room with separate WC and the fourth bedroom. To the first floor are three bedrooms, a large family bathroom with separate bath and shower and plenty of eaves storage space on offer. The house is situated in an excellent spot just a short walk to Formby nature reserve and pinewoods, and also close to local Primary and High schools - making it perfect for a family. It is also within walking distance of Formby train station and village with all its shops and amenities. Offered for sale WITH NO ONWARD CHAIN.

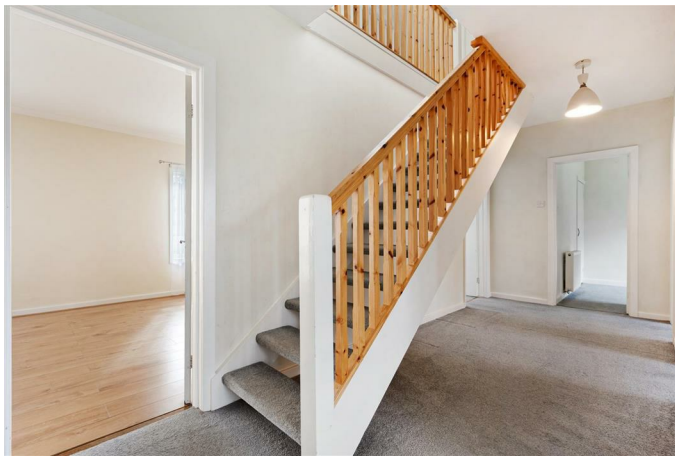
ACCOMMODATION

Ground Floor

Porch

Enclosed porch leading into the hallway.

Hallway



The hallway has one radiator and two storage cupboard - one of which houses the fuse board and meters.

Kitchen-Family Room 25'1" x 23'9" (7.65 x 7.25)



The open plan kitchen-family room is a great open plan space for family living and entertaining. There are two large double glazed windows over looking the garden and allowing an abundance of light to flow in and a further window above the sink. There are a range of navy blue wall and base units providing storage and a breakfast bar with space for stools. There is an integrated oven, hob, extractor, dishwasher and fridge-freezer. There is one radiator.

Lounge 14'0" x 11'2" (4.28 x 3.41)



Situated off the kitchen-family room is a good sized lounge. There are sliding patio doors leading out into the garden - perfect for in the summer months. Two

smaller narrow windows to the side of the room and one radiator.

Passageway

Leading off the kitchen is a passageway with access to both the front of the property and also into the garage. There is a utility cupboard with space for a washing machine.

Reception Room/Office 10'7" x 9'0" (3.25 x 2.75)



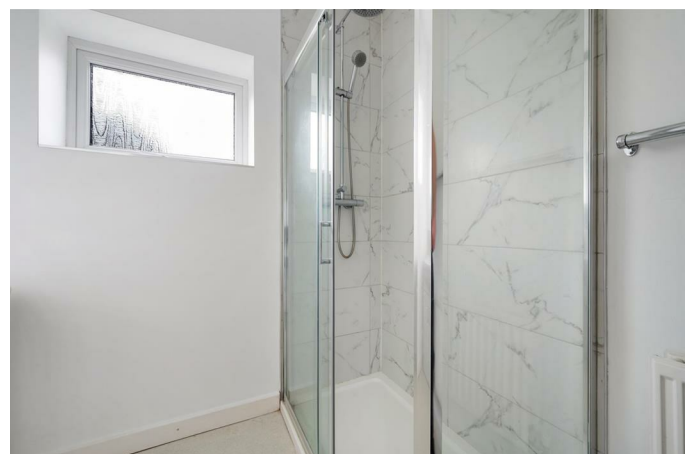
This additional reception room could either be used as a play room for those with children or alternatively an office for those working from home. There is a double glazed window, one radiator and a built in cupboard.

Bedroom 4 13'1" x 11'5" (4.0 x 3.50)



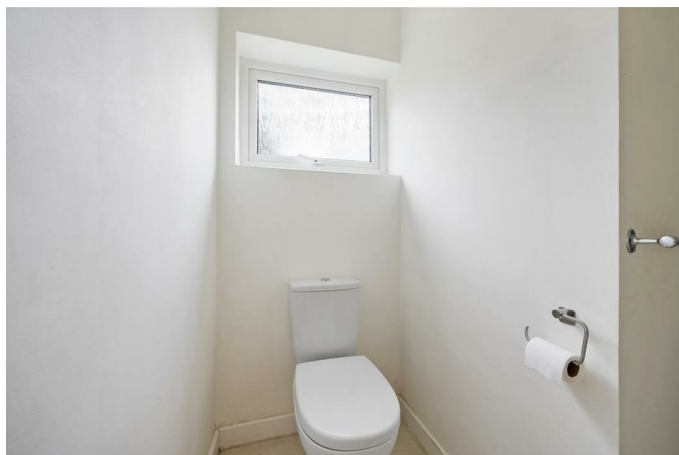
This double bedroom located downstairs is an excellent size and has a large double glazed window allowing in plenty of light and one radiator.

Shower Room 6'10" x 6'6" (2.10 x 2.00)



The shower room has a shower cubicle with two shower heads, hand wash basin with cupboard below, window and a radiator.

WC



Separate WC with window above.

First Floor

Landing



The landing has a sky light allowing in light, loft hatch and access in a large eaves storage space.

Bedroom 1 16'8" x 12'5" (5.10 x 3.80)



The master bedroom has a range of fitted wardrobes and drawers, as well as a built in dressing table. Through one of the wardrobes is access to a further eaves storage space. There is one radiator and a double glazed window.

Bedroom 2 11'3" x 9'8" (3.45 x 2.95)



The second double bedroom has a full length double glazed window and one radiator.

Bedroom 3 15'1" x 6'10" (4.60 x 2.10)



This bedroom has a double glazed window over looking the garden, one radiator, a cupboard containing shelves and access into a large eaves storage space.

Bathroom



The main family bathroom comprises of a bath, shower cubicle, hand wash basin, WC and window.

Outside

Front Garden

The front of the property has a paved driveway providing off road parking for multiple cars. There is an area of lawn in the front of the house and row of hedges and bushes giving privacy to the property.

Rear Garden



The sunny rear garden is a great size and has a large paved patio down one side of the garden leading out from the lounge- which is a perfect spot for seating for alfresco dining. This leads onto a large area laid to lawn which is bordered by beds containing mature trees and bushes and there is also a rockery area next to a smaller patio.

Garage 17'8" x 10'5" (5.40 x 3.20)

There is access into the garage from both the front of the property and also internally.

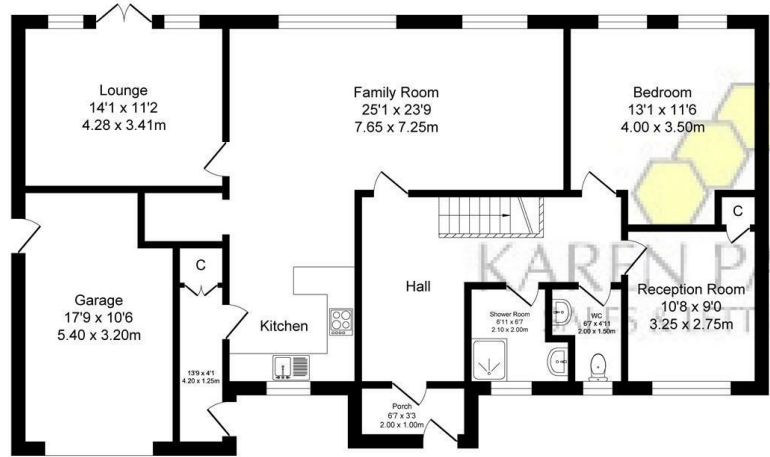
Important Information

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.

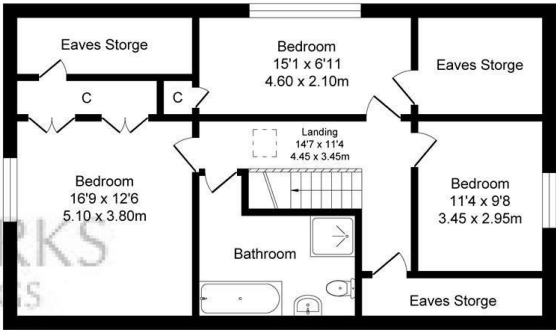
Floor Plan

31 Bushbys Lane, Formby
Total Approx. Floor Area 2014 Sq.ft. (187.1 Sq.M.)(Excluding Eaves Storage)

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.

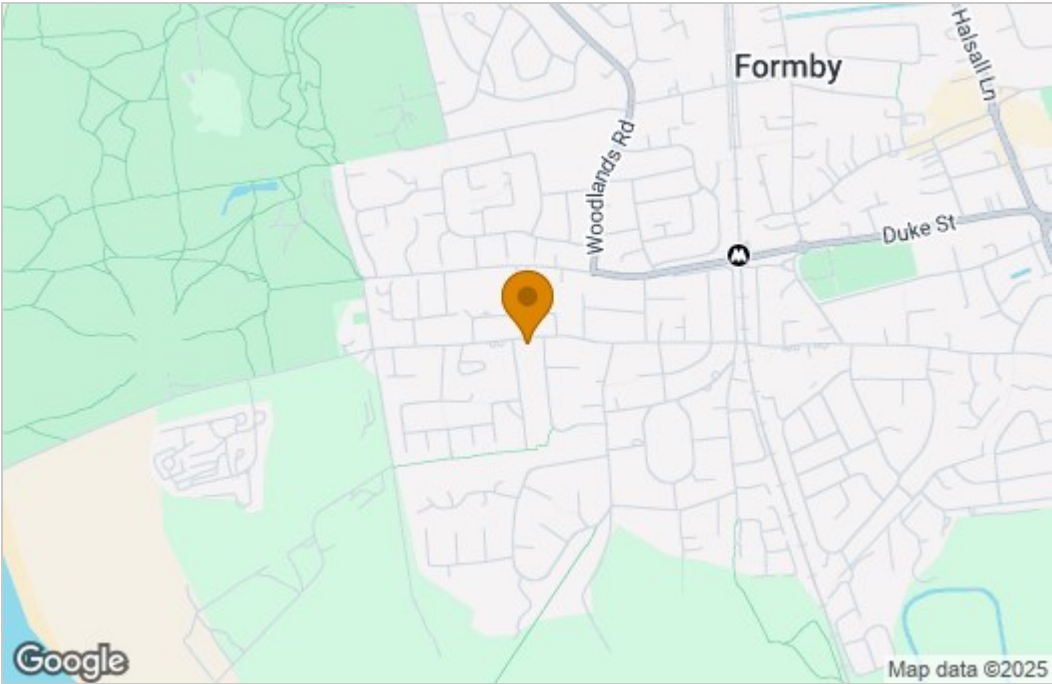


Ground Floor
Approx. Floor Area 1391 Sq.Ft (129.2 Sq.M.)

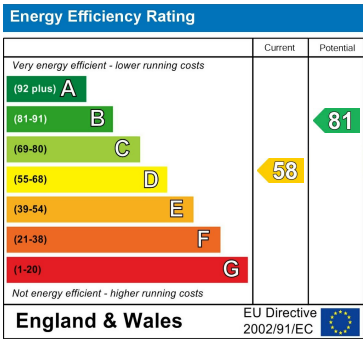


First Floor
Approx. Floor Area 623 Sq.Ft (57.9 Sq.M.)

Area Map



Energy Efficiency Graph



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