



KAREN PARKS
SALES & LETTINGS



14 Birkey Lane, Liverpool, L37 4BU
Offers Over £365,000

Karen Parks Sales and lettings are delighted to bring to market this extended three bedroom semi detached property which would make the perfect home for a family or couple. The house offers plenty of living space and excellent extensive rear gardens which are a real sun trap. The property briefly comprises of: hallway, lounge, open plan kitchen-diner family room, WC and utility room. To the first floor are three bedrooms with fitted wardrobes to the main two and a family bathroom. There is a driveway with off road parking for a number of cars to the front and sunny rear garden. The house is situated in a quiet spot but just a short stroll to Formby village with all it's amenities such as shops, restaurants, cafes and hairdressers. It is also close to Formby station and a bus route for those commuting. Early viewing is advised for this lovely family home.

ACCOMMODATION

Ground Floor

Hallway



The hallway has a radiator.

Lounge 11'6" x 11'5" (3.53 x 3.49)



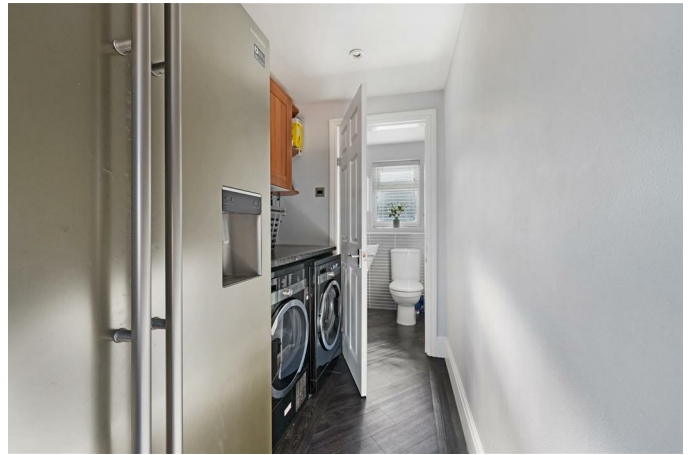
The lounge is situated to the front of the property and has a double glazed box bay window with a window seat and built in drawers. There is one radiator and a built in cupboard and shelving within the alcoves with feature spot lights.

Open plan kitchen-diner family room 18'3" x 12'6" into 16'9" x 12'10" (5.58 x 3.83 into 5.12 x 3.93)



The extended, modern open plan kitchen-diner family room is an excellent space for family living and entertaining. There is a central island with space for bar stools and built in storage cupboards. There are a range of wall and base units for storage, a sink, integrated oven, grill, hob, extractor and dishwasher. This is a lovely bright space with a double glazed window above the sink, three velux windows and double doors opening out into the garden allowing an abundance of light to flow in. There are two upright radiators.

Utility Room 16'6" x 5'1" (5.05 x 1.55)



Situated off the kitchen is a utility area with space for a fridge-freezer, washing machine and dryer. There are wall mounted cupboards, an upright radiator and door out to the front of the property.

WC



WC with hand wash basin, radiator and double glazed window.

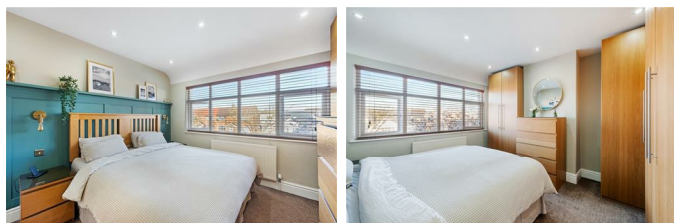
First Floor

Landing



The landing has a double glazed window and loft hatch.

Bedroom 1 12'6" x 11'5" (3.83 x 3.49)



The master bedroom is a good size and has a range of fitted wardrobes providing storage for the room, one radiator and a large double glazed window.

Bedroom 2 11'5" x 11'3" (3.49 x 3.45)



The second double bedroom has white gloss fitted wardrobes, one radiator and a double glazed window.

Bedroom 3 9'6" x 6'10" (2.90 x 2.09)



This bedroom has built in shelving, a radiator and double glazed window looking out to the front of the property.

Bathroom 9'6" x 6'3" (2.90 x 1.91)



The bathroom comprises of a bath with over head shower, WC, hand wash basin, double glazed window and built in storage cupboard.

Outside

Front Garden

The front of the property has real curb appeal with a block paved driveway providing off road parking for a number of cars.

Rear Garden



The extensive sunny rear gardens are a great space for BBQ's, children to play and garden parties. Leading out from the double doors is a paved patio area perfect for alfresco dining, this leads onto an area laid to lawn. To the rear of the garden are some sheds for storage and a summer house.

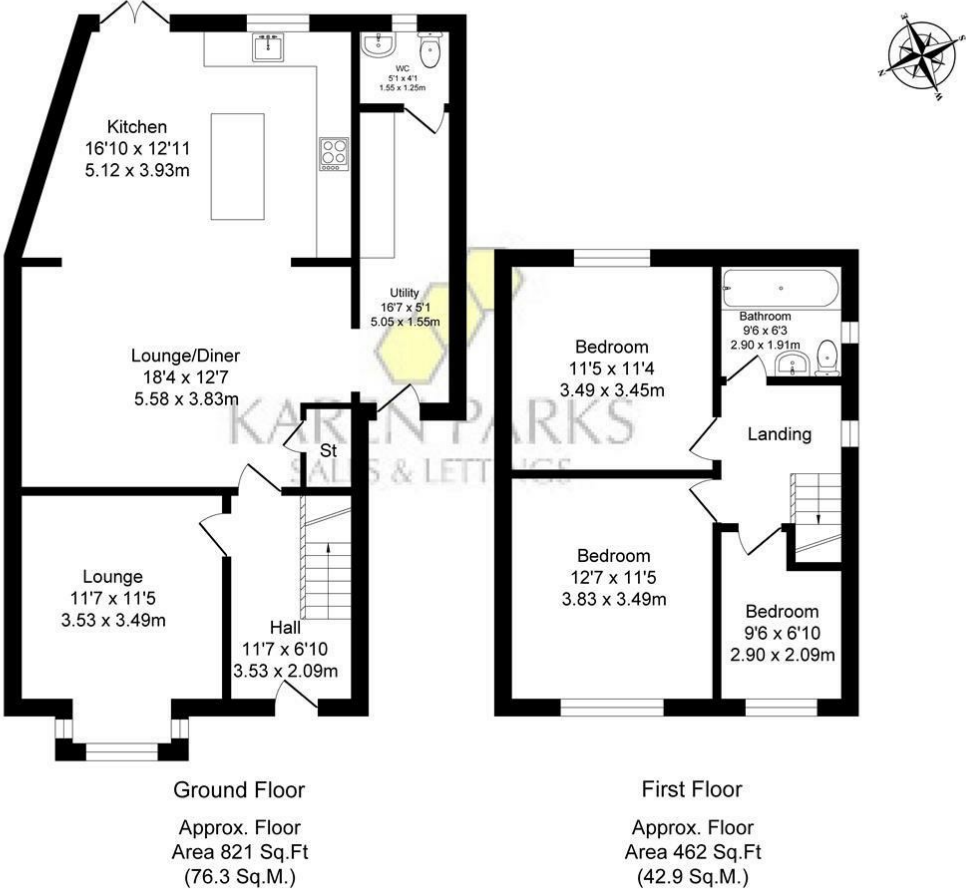
Important Information

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.

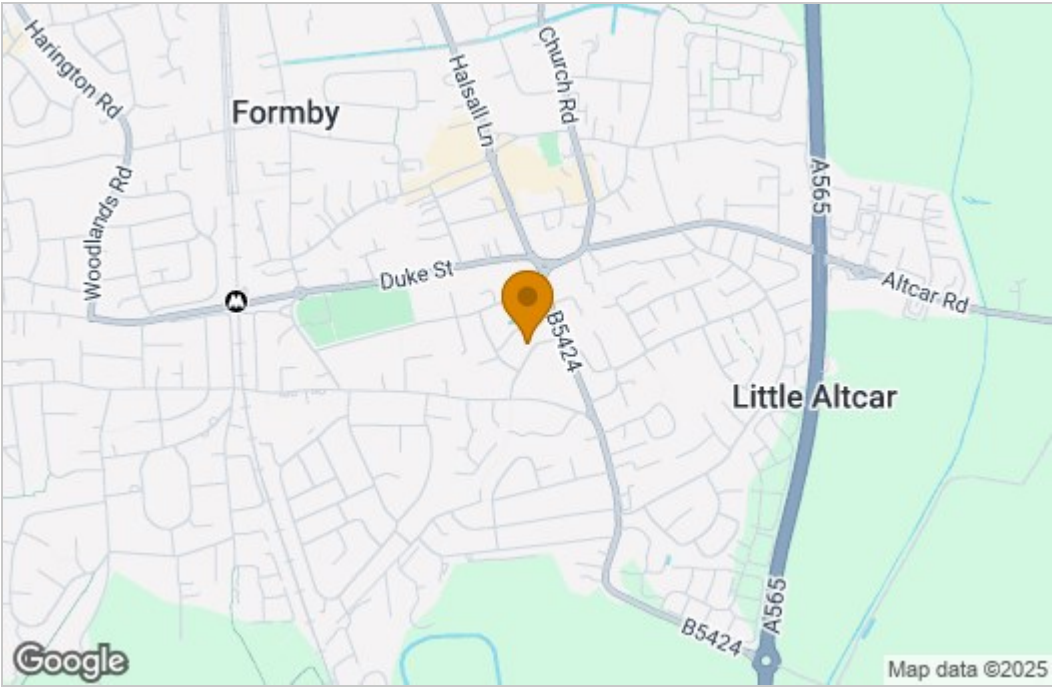
Floor Plan

Birkey Lane
Total Approx. Floor Area 1283 Sq.ft. (119.2 Sq.M.)

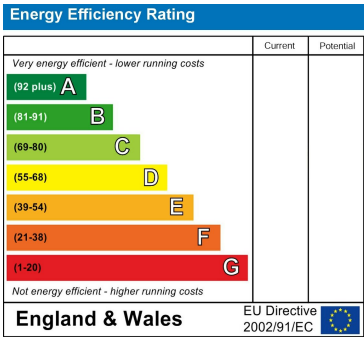
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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.