



KAREN PARKS
SALES & LETTINGS



6 Duke Street, Formby, Liverpool, L37 4AS
Offers Over £320,000

Karen Parks Sales and Lettings are pleased to offer the opportunity to purchase this deceptively spacious, cottage style property. The house offers plenty of living space and only with internal inspection can you appreciate the size of the property offering both character and modern features. It briefly comprises of: hallway, front lounge, WC, open plan kitchen-diner family room and utility room. To the first floor are three bedrooms with an ensuite to the master and spacious family bathroom. To the rear of the property are recently landscaped gardens which open up from bi-fold doors perfect for the summer months as the garden is a real sun trap. The property is situated in an excellent location just a short stroll to Formby train station for those commuting to work and to the village with all it's amenities such as shops, cafes, swimming pool, restaurants and hairdressers.

ACCOMMODATION

Ground Floor

Hallway



Hallway with radiator and under stairs storage cupboard containing the meters.

WC



WC with hand wash basin and radiator.

Lounge 11'5" 11'1" (3.50 3.40)



Front lounge with a large double glazed window and one radiator.

Open plan kitchen-diner family room 19'8" x 15'8" (6.0 x 4.80)



The open plan kitchen-diner family room is the perfect space for family living and entertaining. The kitchen has a range of wall and base units providing storage, a sink, integrated oven, microwave, hob and extractor and breakfast bar. There is space for an American fridge-freezer. There is an upright wall radiator and a modern feature electric fireplace as a focal point in the living area. It is a lovely bright space with bi folds opening up into the garden, a velux window and large double glazed window to the side.

Utility Room



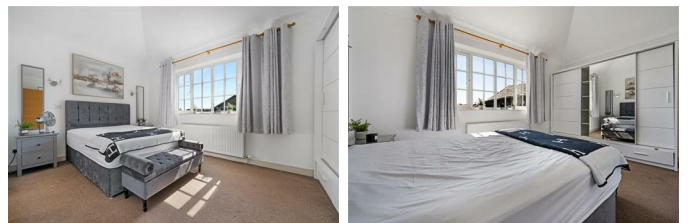
The utility room has space for both a washing machine and dryer, base units for storage and the boiler is located in here.

First Floor

Landing

Landing with loft hatch.

Bedroom 1 15'8" x 10'5" (4.80 x 3.20)



The master bedroom is a good size and has a large double glazed window and one radiator.

Ensuite



The ensuite has a large shower cubicle, hand wash basin with cupboard below, WC and heated towel rail.

Bedroom 2 11'5" x 11'1" (3.50 x 3.40)



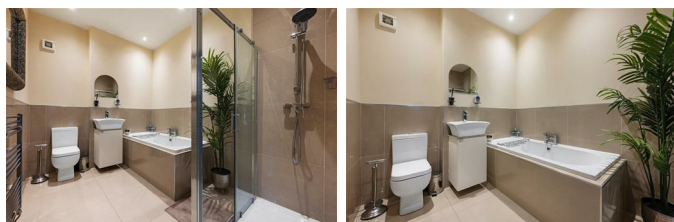
The second double bedroom has one radiator and a double glazed window looking out over the front of the property.

Bedroom 3 13'1" x 8'2" (4.0 x 2.50)



The third bedroom has built in rails providing plenty of hanging space, one radiator and a double glazed window.

Bathroom 11'1" x 7'2" (3.40 x 2.20)



The large family bathroom comprises of a bath, large shower cubicle, hand wash basin with cupboard below, WC and heated towel radiator.

Outside

Front Garden

There is a pathway leading up to the front door which is lined with a hedge. There is an area of artificial grass and railings to the front of the property giving curb appeal.

Rear Garden



The rear garden is a lovely sun trap and leading out from the bi-fold doors is a decking area with space for seating - perfect for alfresco dining in the summer months. This leads onto an area of artificial grass for easy maintenance and surrounded by beds containing plants and shrubs.

Important Information

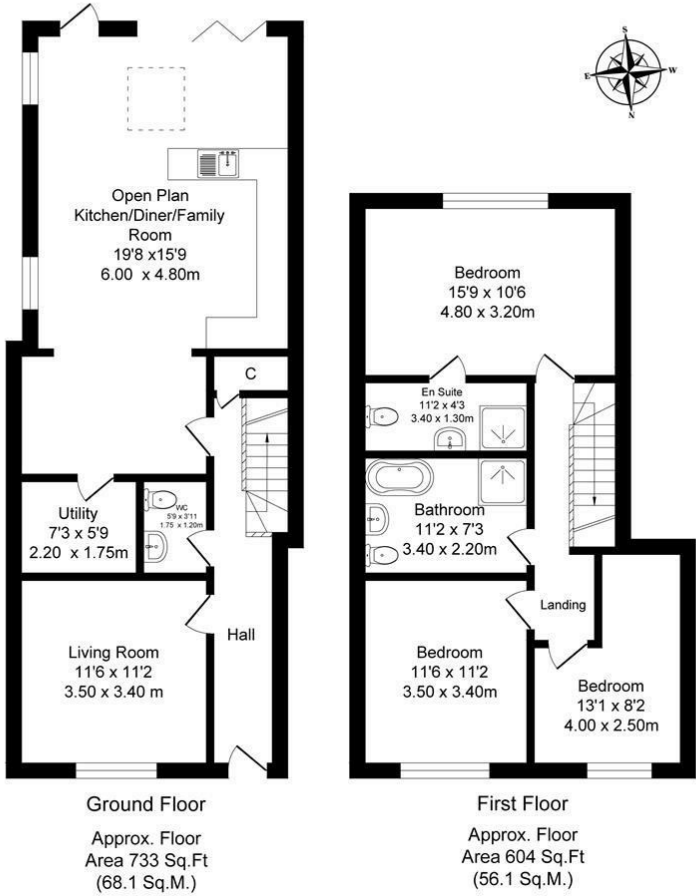
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

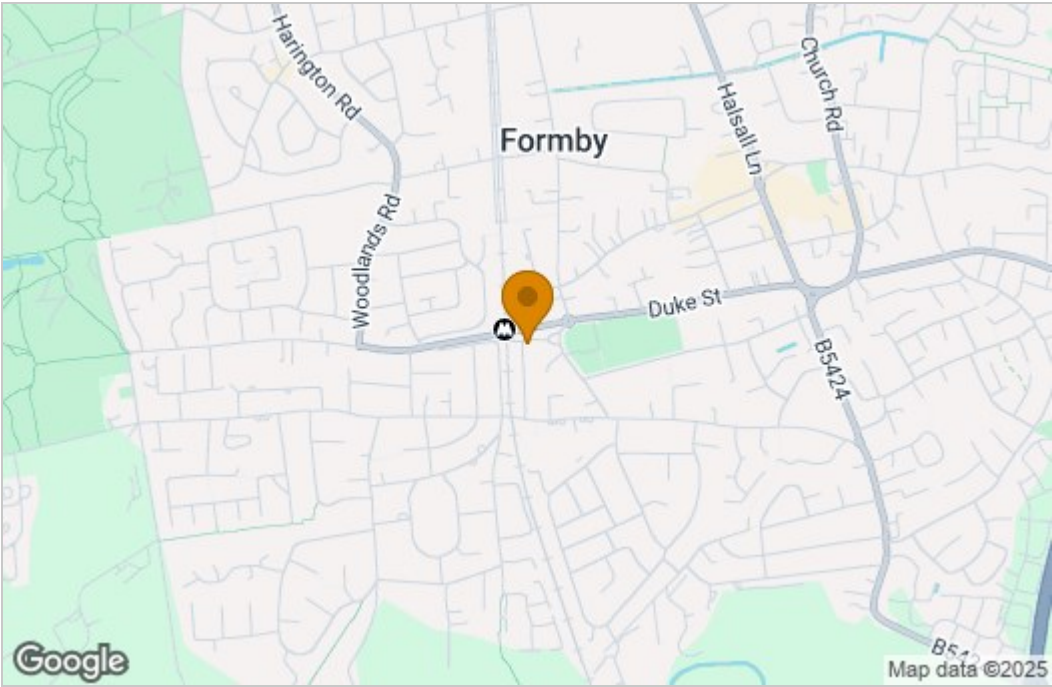
Duke street, Formby

Total Approx. Floor Area 1337 Sq.ft. (124.2 Sq.M.)

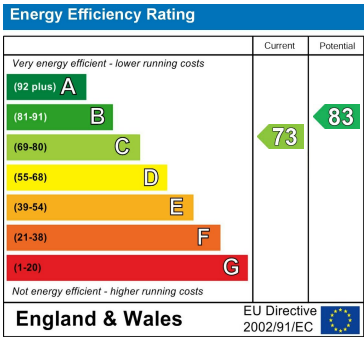
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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