



KAREN PARKS
SALES & LETTINGS



4 Wicks Crescent, Liverpool, L37 1PW
Offers Over £330,000

Karen Parks Sales and lettings are delighted to offer for sale this three/four bedroom semi detached house offering plenty of versatile accommodation to suit a wide range of buyers. The house briefly comprises of: hallway, kitchen, living room, dining room, bathroom and bedroom 4/additional reception room. To the first floor are three bedrooms with an ensuite bathroom to the master. There is a driveway and garden area to the front of the property and sunny rear gardens. The property is situated in a quiet location but yet still close to many amenities such as shops, cafe, hairdressers, local schools and the Nature Reserve and beach. It is in walking distance of the train station and close to a bus route. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Ground Floor

Hallway

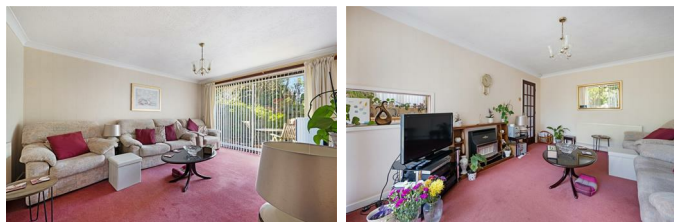
The hallway has one radiator and a built in storage cupboard.

Kitchen 11'1" x 8'10" (3.40 x 2.70)



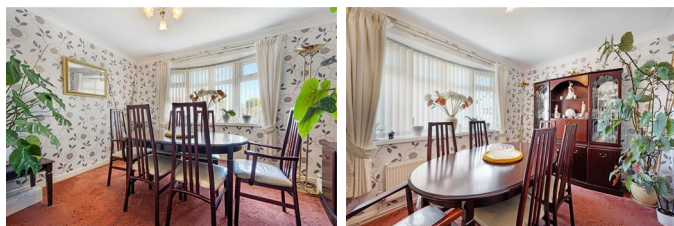
The kitchen has a range of wall and base units providing storage, a sink, double glazed window and double patio doors leading out into the garden. There is space for an oven, washing machine and fridge-freezer.

Lounge



The lounge has a sliding patio door leading out to the garden and allowing in plenty of light, one radiator and a feature fireplace.

Dining Room 11'9" x 8'4" (3.60 x 2.55)



The dining room has a double glazed bay window looking out to the front of the property and one radiator.

Reception/Bedroom 4 15'8" x 6'10" (4.80 x 2.10)



This room can either be used as an additional reception room or alternatively as a fourth bedroom with having a downstairs bathroom. There is one radiator and a built in cupboard containing the meters.

Bathroom 8'2" x 5'6" (2.50 x 1.70)



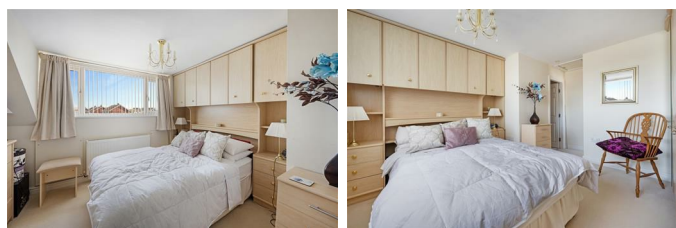
The bathroom comprises of a bath with over head electric shower, hand wash basin, WC, radiator and double glazed window.

First Floor

Landing

The landing has one radiator.

Bedroom 1 11'9" x 11'5" (3.60 x 3.50)



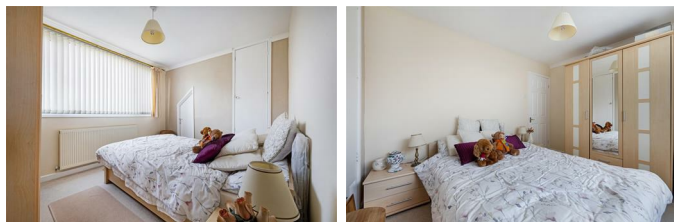
The master bedroom is a good size and has plenty of fitted wardrobes and cupboards providing storage for the room as well as additional eaves storage. There is one radiator and a double glazed window.

Ensuite Bathroom



The ensuite bathroom comprises of a bath with over head shower, hand wash basin, WC, towel radiator and double glazed window.

Bedroom 2



The second double bedroom has a built in storage cupboard and access into a large eaves storage space, one radiator and a double glazed window.

Bedroom 3 9'0" x 8'4" (2.75 x 2.55)



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

Outside

Front Garden



The front garden has an area laid to lawn as well as beds containing bushes and shrubs giving curb appeal to the front of the house. There is a paved driveway providing off road parking for two cars.

Rear Garden



The rear garden can be accessed from either the kitchen or the living room and has a paved patio area as you enter out which is a perfect space for seating for alfresco dining. This leads onto an area laid to lawn with beds surrounding containing mature trees and bushes giving privacy to the garden. There is a shed to the rear of the garden for storage.

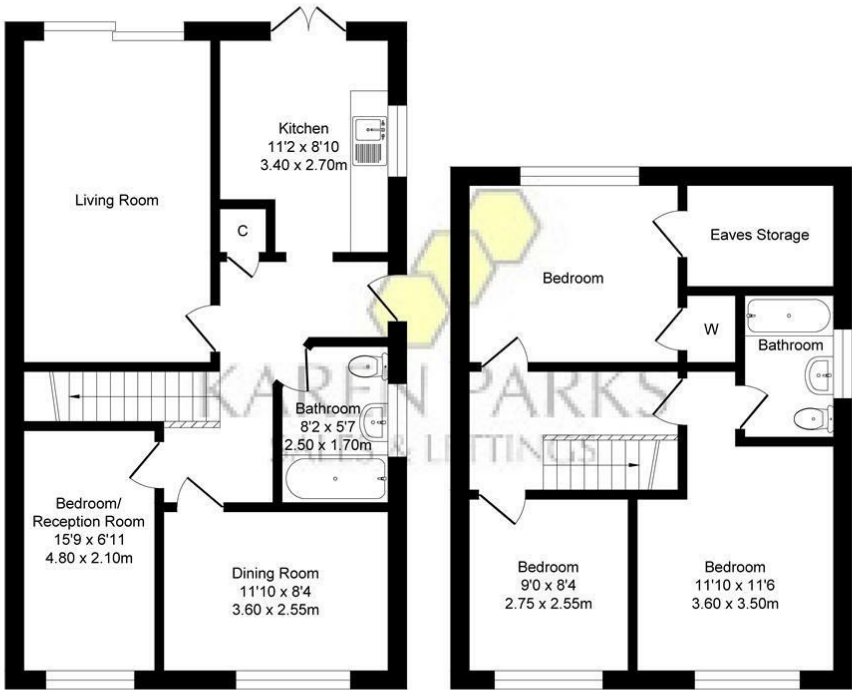
Important Information

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

Wicks crescent, formby
Total Approx. Floor Area 1127 Sq.ft. (104.7 Sq.M.)

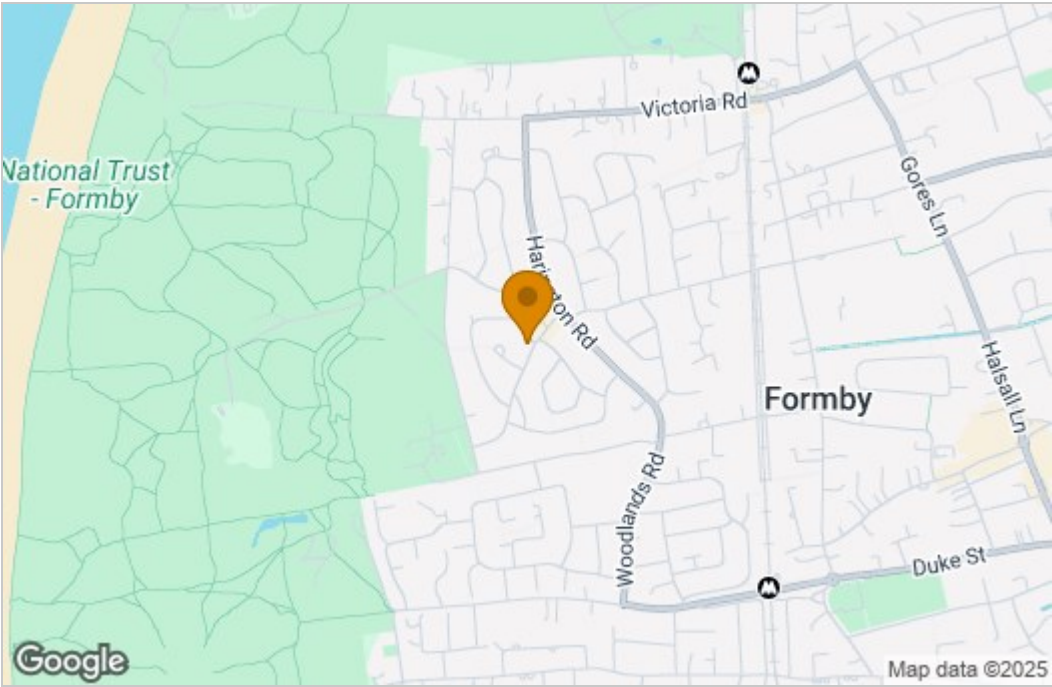
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



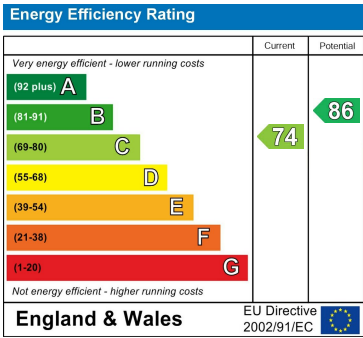
Ground Floor
Approx. Floor Area 636 Sq.Ft (59.1 Sq.M.)

First Floor
Approx. Floor Area 490 Sq.Ft (45.5 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.