



KAREN PARKS
SALES & LETTINGS



4 Marmot Road, Liverpool, L37 6GB
Offers Over £260,000

Karen Parks Sales and Lettings are delighted to bring to market this two bedroom turn key property. The house has been brilliantly upgraded by the current owners including fitted wardrobes, a garden room and feature fireplace. This house would be perfect for first time buyers, a couple or family - or alternatively as a buy to let. The property briefly comprises of hallway, WC, kitchen and open plan lounge-diner. To the first floor are two good sized double bedrooms - which are larger than other similar two bedroom properties in this area and benefits from both a family bathroom and ensuite. The house is located close to local amenities such as shops, cafe, beauty salon, a bus stop and within easy reach of the Formby bypass for those commuting to Liverpool or Southport for work.

ACCOMODATION

Ground Floor

Hallway

The hallway has one radiator and a storage cupboard.

Kitchen 10'2" x 4'7" (3.10 x 1.40)



The grey gloss kitchen has a range of wall and base units, a sink with double glazed window above. An integrated oven, hob and extractor, fridge-freezer, dishwasher and washing machine.

Lounge-Diner 16'7" x 13'1" (5.06 x 4.00)



The open plan lounge-diner is the perfect space for family living and entertaining. There are double patio doors leading out to the garden, a feature electric fire as a focal point to the room and two radiators.

WC



WC with hand wash basin and radiator.

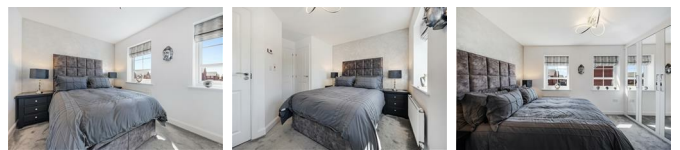
First Floor

Landing



The landing has a loft hatch.

Bedroom 1 13'1" x 11'5" (4.00 x 3.50)



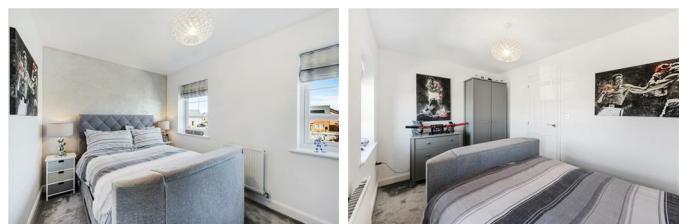
The master bedroom has a row of mirrored sliding wardrobes for storage as well as an additional built-in storage cupboard. There are two double-glazed windows and one radiator.

Ensuite



The ensuite comprises of a shower cubicle, hand wash basin, WC, radiator and double-glazed window.

Bedroom 2 13'1" x 7'10" (4.00 x 2.40)



The second double bedroom is a good size and has two double-glazed windows allowing in plenty of light and one radiator.

Bathroom 6'10" x 6'6" (2.10 x 2.00)



The bathroom comprises of hand wash basin, WC, bath, radiator, double glazed window and mirrored cabinet on the wall.

Outside

Front Garden

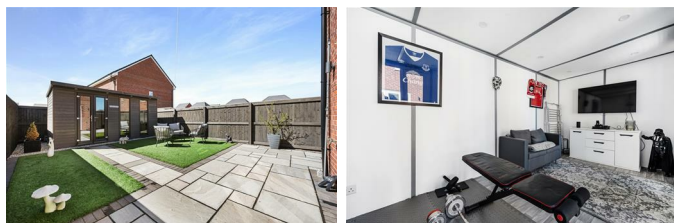
The front of the property has a driveway leading down the side of the property providing off road parking for two cars. There is an area laid to lawn and a pathway leading to the front door.

Rear Garden



The rear garden has a large paved patio leading out from the double doors which is the perfect space for seating and a BBQ in the summer months. There are two areas of artificial grass for easy maintenance leading up to the garden room.

Garden Room



Situated to the rear is the garden room which has power and lights - this is the perfect space for a gym, garden bar or home office.

Important Information

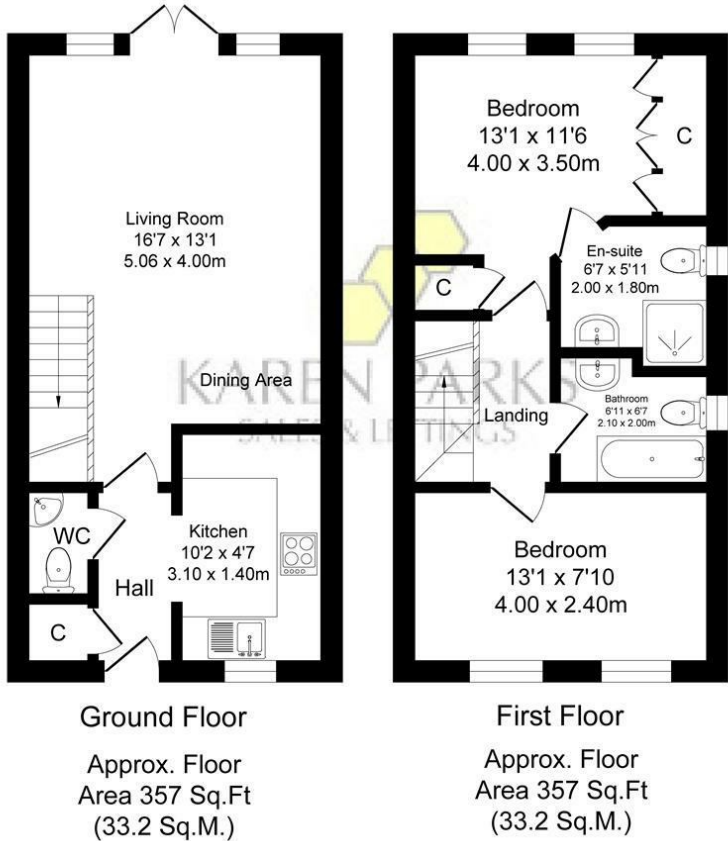
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Floor Plan

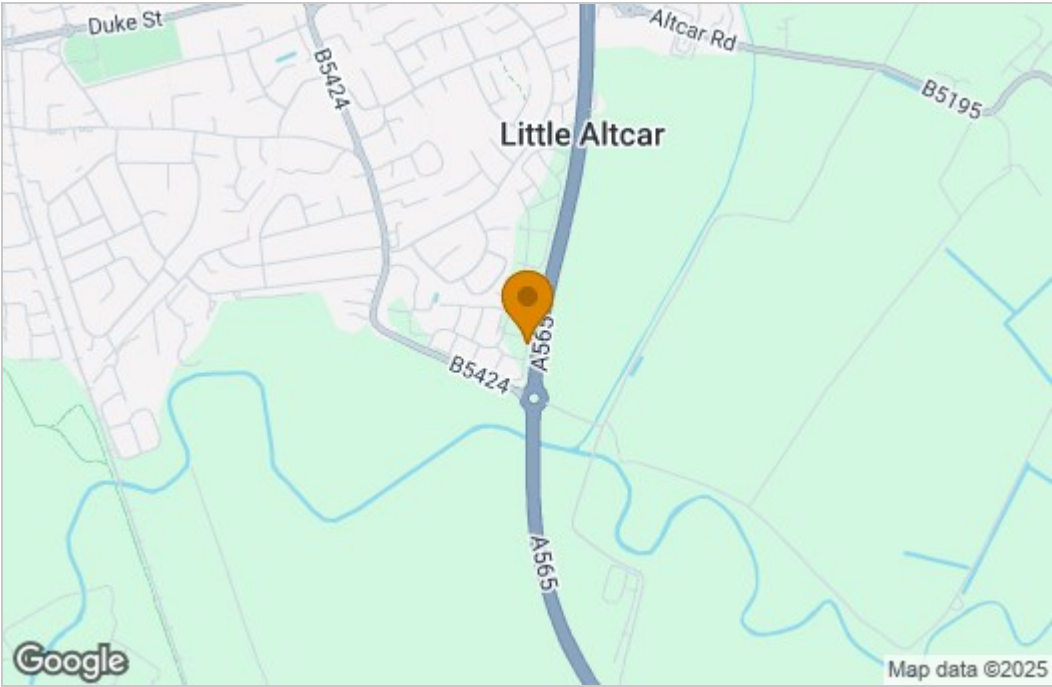
Marmot Road, Formby

Total Approx. Floor Area 714 Sq.ft. (66.4 Sq.M.)

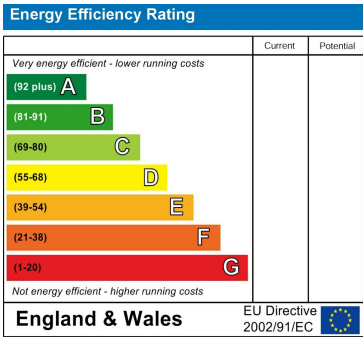
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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