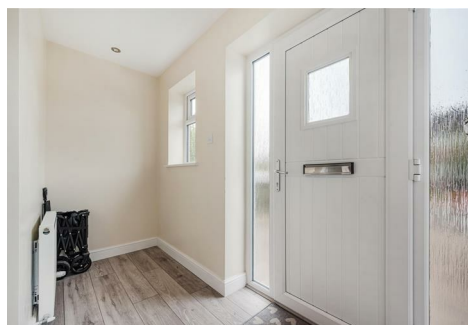


KAREN PARKS
SALES & LETTINGS



75 Ashcroft Road, Liverpool, L37 6BJ

Offers Over £275,000

Karen Parks Sales & Lettings are pleased to offer for sale this beautifully presented 3 bedroomed semi-detached family home, situated in a popular residential location within close proximity of local schools, transport routes and amenities. It is also within walking distance of Formby beach and nature reserve.

The accommodation comprises; enclosed entrance porch and hall with laminate flooring, downstairs wc, to the front of the property is the spacious lounge with feature fireplace and glazed double doors leading to the rear dining room open to the fully fitted kitchen. There are doors leading to the garden from the dining area. To the first floor there are three bedrooms and tiled family bathroom with shower over the bath. Outside the driveway offers off road parking for several cars, gardens to the front and rear. The rear garden is secluded, lawned, has a garden shed and patio area. Offered for sale WITH NO ONWARD CHAIN. The current owners previously applied for planning to extend the property to create a fourth bedroom and additional bathroom to the first floor, and to extend the ground floor to create a utility room and additional living space.

Accommodation

Entrance Porch 10'6" x 3'8" (3.22 x 1.12)



Enclosed porch area leading to the hallway with double glazed window and radiator.

Hallway



The hallway has one radiator, under stairs storage cupboard and door to WC.

Downstairs WC 7'4" x 3'5" (2.25 x 1.06)

WC with hand wash basin with cupboard below, double glazed window and a towel radiator.

Lounge 14'2" x 11'9" (4.32 x 3.60)



The lounge is a good size and has a large double glazed window to the front of the room allowing in plenty of light, a feature coal effect living flame gas fire, one radiator and double doors leading through to the kitchen diner. This is perfect as you can have both a separate room or opened up into the kitchen-diner for entertaining.

Kitchen / Diner 18'0" x 7'10" (5.50 x 2.40)



The open plan kitchen-diner has a range of wall and base units providing storage for the kitchen. There is a stainless steel sink with double glazed window above, integrated Bosch oven and grill, four ring gas hob with extractor above, fridge-freezer, dishwasher and washing machine. There is a tiled floor, one radiator and double patio doors opening out into the garden.

First Floor

Landing

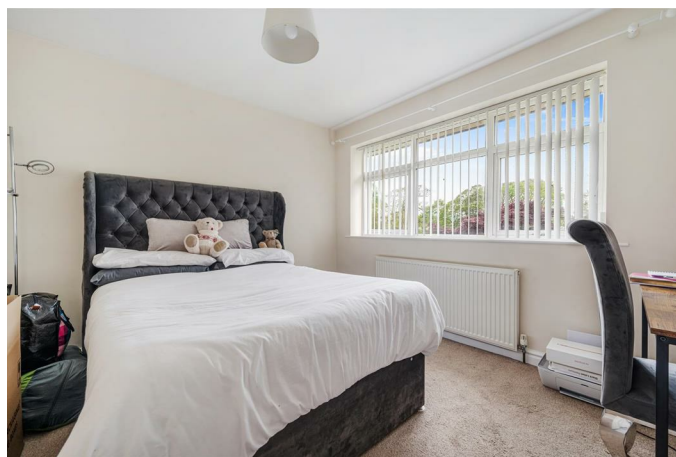
UPVC double glazed obscure glass window, loft access

Bedroom 1 11'8" x 10'11" (3.57 x 3.33)



The master bedroom has one double glazed window, a built in storage cupboard and one radiator.

Bedroom 2 10'11" x 10'8" (3.33 x 3.27)



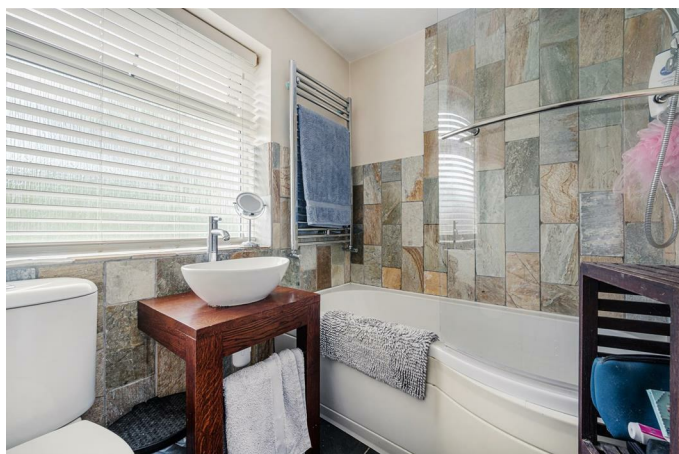
The second double bedroom has one radiator and a double glazed window looking out over the garden.

Bedroom 3 8'8" x 6'10" (2.66 x 2.09)



This bedroom has one double glazed window and a radiator.

Bathroom 6'10" x 5'6" (2.09 x 1.70)



The family bathroom comprises of bath with over head shower and shower screen, WC, egg shaped hand wash basin in a vanity unit, heated towel rail, slate tiled flooring with underfloor heating and a double glazed window.

Outside

Front Garden

Drive with parking for several cars, borders with shrubs and a side gate leading to rear garden

Rear Garden



Secluded garden with back gate backing onto Bill Lane Field, laid to lawn, patio area and side gate to the front of the property

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

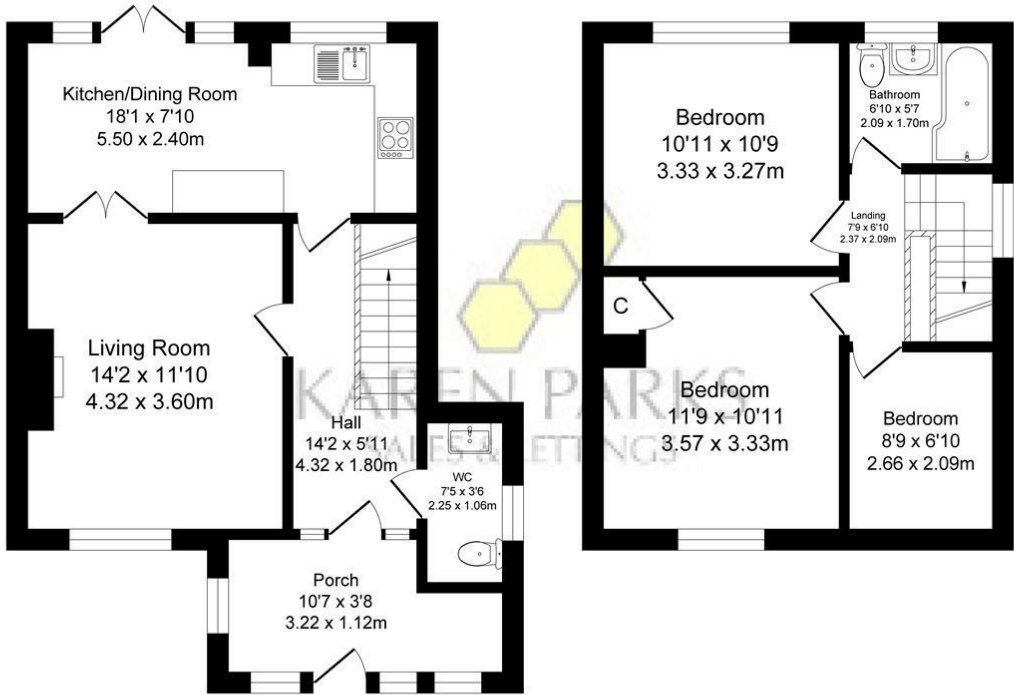
yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the 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

Ashcroft Road, Formby

Total Approx. Floor Area 916 Sq.ft. (85.1 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.



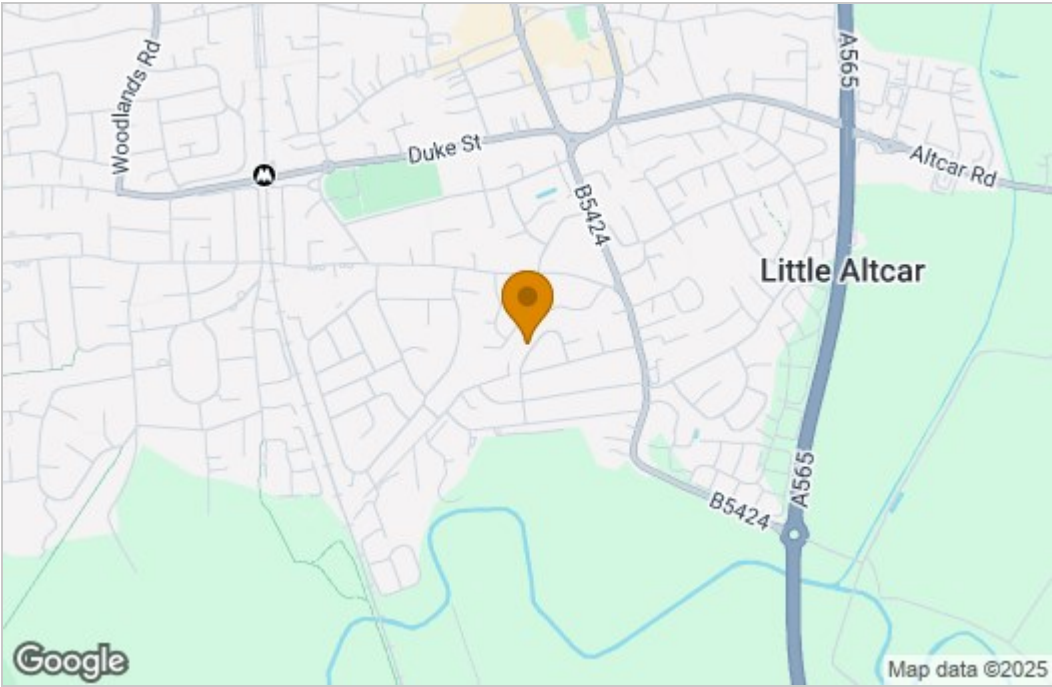
Ground Floor

Approx. Floor Area 510 Sq.Ft (47.4 Sq.M.)

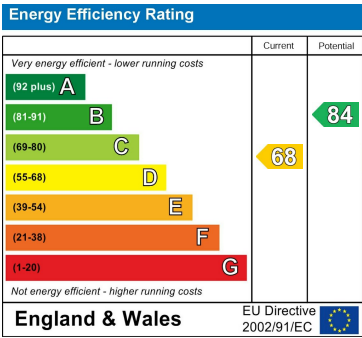
First Floor

Approx. Floor Area 406 Sq.Ft (37.7 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.