

KAREN PARKS
SALES & LETTINGS



72 Wicks Lane, Formby, L37 1PX
Offers Over £450,000

Karen Parks Sales and Lettings are pleased to offer for sale this extended three bedroom detached bungalow in a much sought after location. The property briefly comprises on: entrance porch, dining room, kitchen, spacious extended lounge, utility room, three double bedrooms, a shower room and garage with driveway to the front and gardens to the rear. The bungalow has been well maintained by the current owners with a newly fitted boiler, shower room and extended porch. The bungalow is situated in an excellent position close to amenities such as shops, cafes, hairdressers and close to a bus route for those who don't drive. It is just a short walk from Formby beach and Nature Reserve. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Porch

The property has been extended to add on a porch area with tiled floor.

Dining Room 12'7" x 9'8" (3.85 x 2.95)



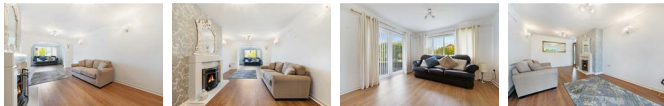
The dining area has one radiator, a double glazed window and door into the kitchen and lounge.

Kitchen 9'2" x 8'2" (2.80 x 2.50)



The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with double glazed window above, integrated oven, grill and gas hob. There is space for a fridge-freezer and additional fridge.

Extended Lounge 17'4" x 10'5" into 10'5" x 10'5" (5.30 x 3.20 into 3.20 x 3.20)



The extended lounge is a great size and perfect for family living and entertaining with double patio doors opening out into the garden and a double glazed window allowing in plenty of light. There are two radiators, a feature gas fireplace as a focal point to the room and door with access into utility.

Utility Room 8'6" x 8'2" (2.60 x 2.50)



The utility room has space for both a washing machine and dryer, there are wall units providing storage and worktop with stainless steel sink and patio doors leading out to the gardens. The utility room benefits from having access into the garage internally from here.

Inner Hallway

The inner hallway has a loft hatch and the loft is fully boarded providing excellent storage space and built in storage cupboard and access to all bedrooms.

Bedroom 1 11'1" x 10'9" (3.40 x 3.30)



The master bedroom has a range of built in wardrobes and drawers providing plenty of storage space for the room, one radiator and a double glazed window.

Bedroom 2 12'1" x 8'10" (3.70 x 2.70)



This bedroom has two built in storage cupboards, one radiator and a double glazed window.

Bedroom 3 10'2" x 9'0" (3.10 x 2.75)



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

Wet Room 6'6" x 4'11" (2.00 x 1.50)



There is a wet room shower area with shower screen and electric shower, hand wash basin, WC, towel radiator and two double glazed windows.

Outside

Front Garden

There is a paved driveway with off road parking for two cars leading up to the garage, as well as an area laid to lawn.

Rear Garden



Leading out from the double doors in the lounge is a paved patio area with space for seating. There are steps up to a raised area laid to lawn which is bordered by beds containing mature bushes, shrubs and plants giving privacy to the garden.

Garage

There is access to the garage from both an up and over garage door as well as internally through the utility room. The boiler is housed in here and there is power and light.

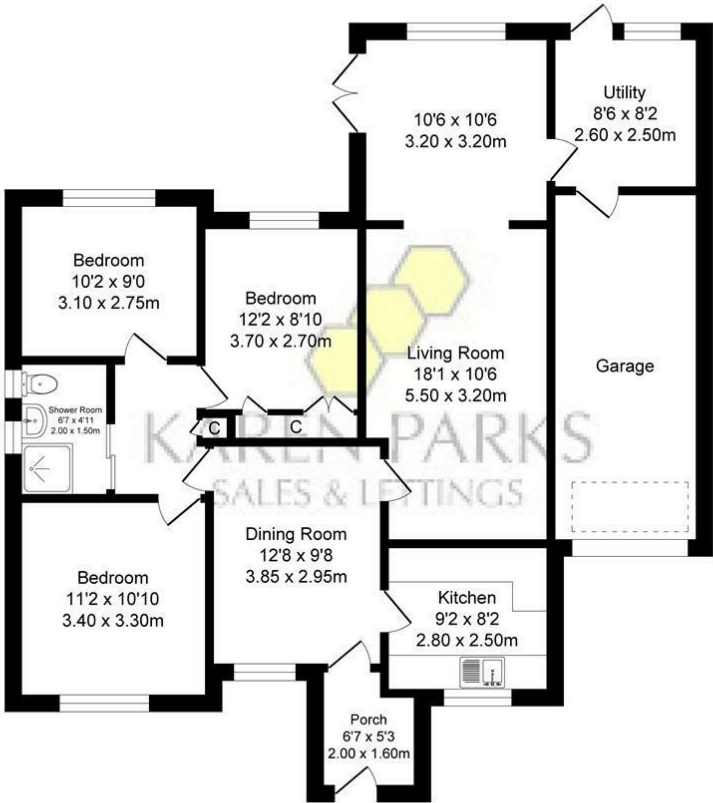
Important Information

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

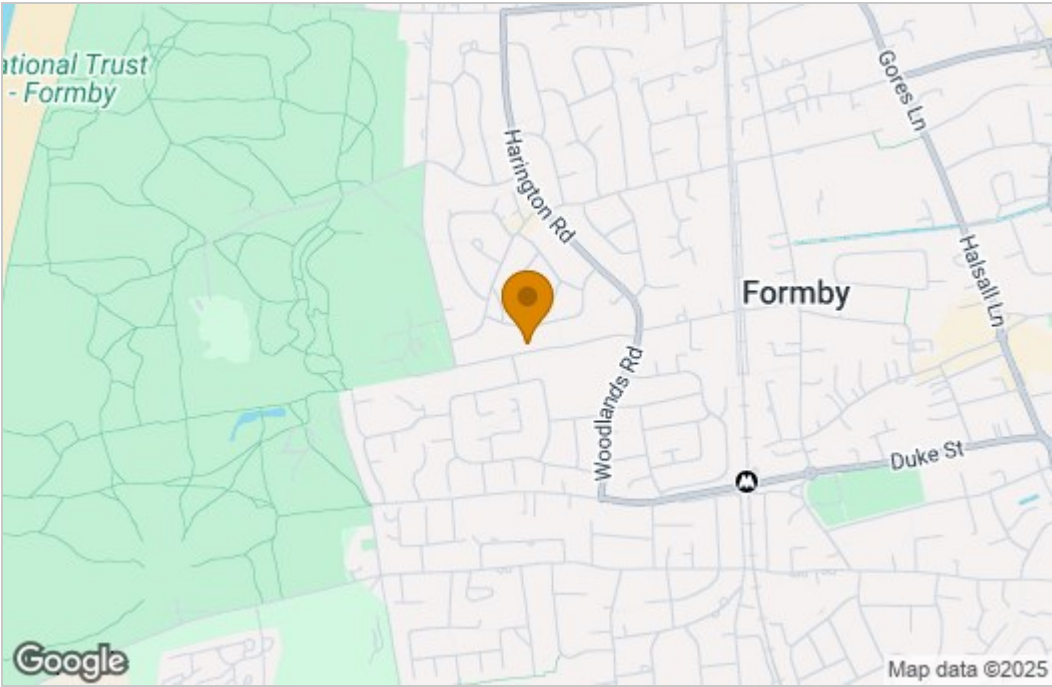
Wicks Lane, Formby
Total Approx. Floor Area 1220 Sq.ft. (113.3 Sq.M.)

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.

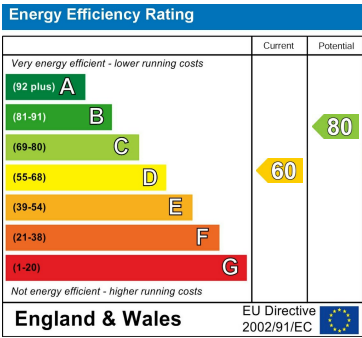


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Area Map



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.