

KAREN PARKS
SALES & LETTINGS



53 Edenhurst Drive, Liverpool, L37 2LH
Offers Over £565,000

Karen Parks sales and lettings are delighted to bring to market this four bedroom detached property which has been extended by the current owners and situated on a corner plot. The house offers plenty of living space and has an extended open plan kitchen-diner family room to the rear which is perfect for entertaining and family living. The property briefly comprises of - hallway, office, WC, lounge, open plan kitchen-family room and a utility. To the first floor are four bedrooms and a bathroom with separate bath and shower. The property benefits from planning permission to do a full height loft extension to create a master bedroom and dressing area with juliet balcony and ensuite - subject to adhering to planning and conditions. There is a large driveway and garage to the front of the property and lovely sunny gardens to the rear. The house is situated in a sought after location just a short stroll to Formby beach and nature reserve but also close to Formby train station. It is within walking distance of Formby village with all its amenities such as shops, restaurants, hairdressers and cafes. Early viewing is advised to appreciate the space on offer in this beautiful family home.

ACCOMMODATION

Ground Floor

Hallway

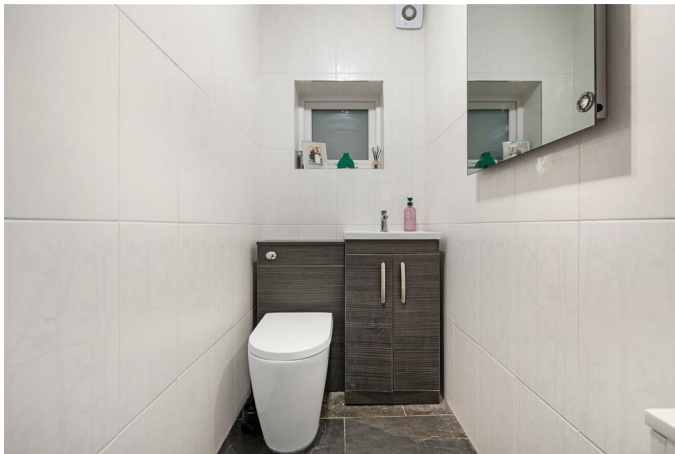
The spacious hallway has one radiator, an under stairs storage cupboard and a double glazed window to the side allowing in light.

Office



Opening from the hallway is an office space perfect for those working from home. There is space for two desks, a double glazed window to the front, an upright wall radiator, a cupboard containing the meters and access into the garage.

WC



WC with hand wash basin and cupboard below.

Lounge 14'11" x 12'4" (4.57 x 3.78)



The front lounge has a log burner which is perfect for cosy evenings in the winter months. There is one radiator, a double glazed window and sliding glass doors opening up into the open plan kitchen-family room.

Open plan kitchen-diner family room 25'4" x 11'1" into 32'0" x 8'8" (7.73 x 3.39 into 9.77 x 2.65)



The beautiful open plan kitchen-diner family room is the perfect space for family living and entertaining with bi-fold doors opening out into the garden. This is a lovely bright space with three velux windows and two full length windows to either side of the room allowing an abundance of light to flow in. There are a range of white wall and base units providing storage as well as a central island with additional cupboards and space for bar stools. There is an integrated oven, grill, microwave, hob and dishwasher. There is space for a large fridge-freezer. There are two grey up right wall mounted radiators.

Utility Room 12'9" x 5'7" (3.89 x 1.72)



Situated off the kitchen is the utility room with built in cupboards for storage, a sink, velux window, radiator and space for a washing machine and dryer.

First Floor

Landing



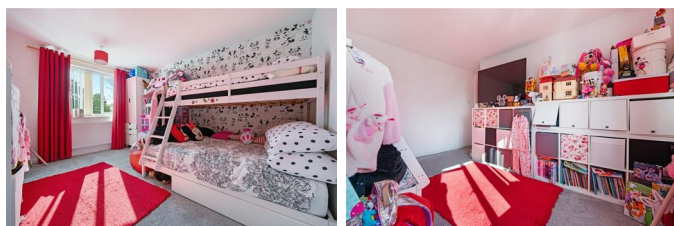
The landing has a double glazed window to the side, a built in storage cupboard and loft hatch.

Bedroom 1 12'5" x 12'0" (3.81 x 3.67)



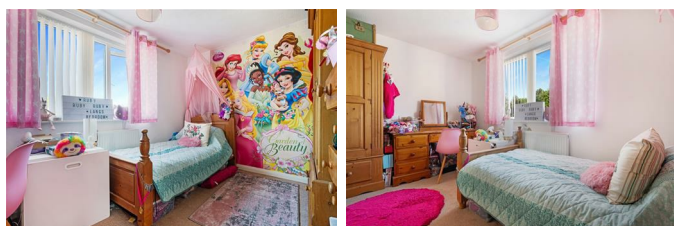
The master bedroom is a good size and has a double glazed window looking out the front of the property with views of the pinewoods and one radiator.

Bedroom 2 13'2" x 12'5" (4.03 x 3.81)



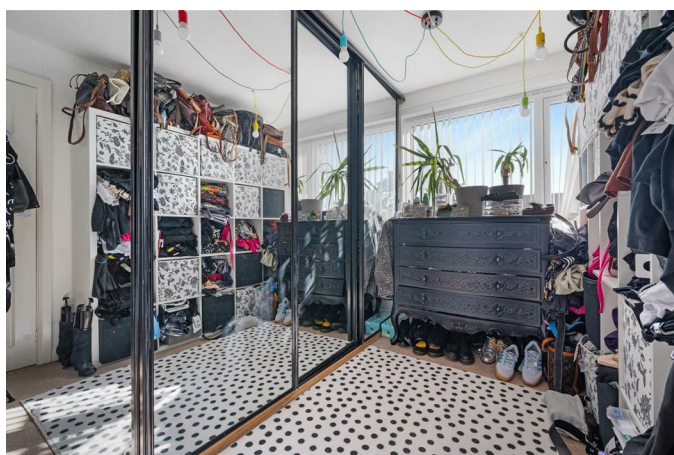
The spacious second double bedroom has a double glazed window over looking the garden and one radiator.

Bedroom 3 12'6" x 9'1" (3.82 x 2.77)



This bedroom has one radiator and a double glazed window.

Bedroom 4 10'3" x 7'11" (3.14 x 2.42)



This bedroom has a row of fitted sliding wardrobes providing plenty of storage, one radiator and a double glazed window.

Bathroom



The family bathroom comprises of a bath, walk in shower, WC, hand wash basin with cupboard below, towel radiator and a double glazed window.

Outside

Front Garden

The front of the property has real curb appeal and has a large block paved driveway providing off road parking for a number of cars.

Rear Garden



Leading out from the bi-fold doors is a block paved patio with space for seating, which leads onto an area laid to lawn. The lawn is bordered by beds containing a beautiful array of colourful plants and bushes. There is a further patio area to the rear of the garden which is a real sun trap and space for a hot tub. There is side access down one side of the house with space for a shed.

Garage

The garage has an electric door to the front of the property but can also be accessed internally through the office area. There is power and light.

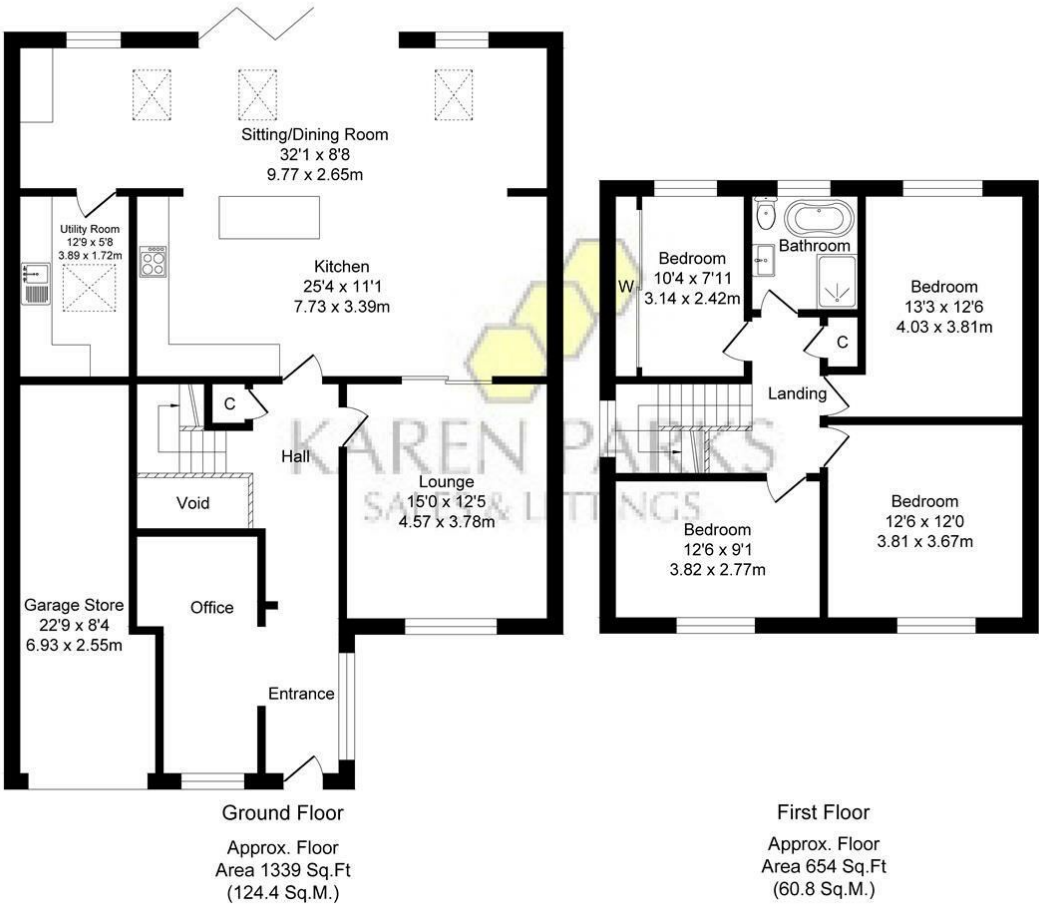
Important Information

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.

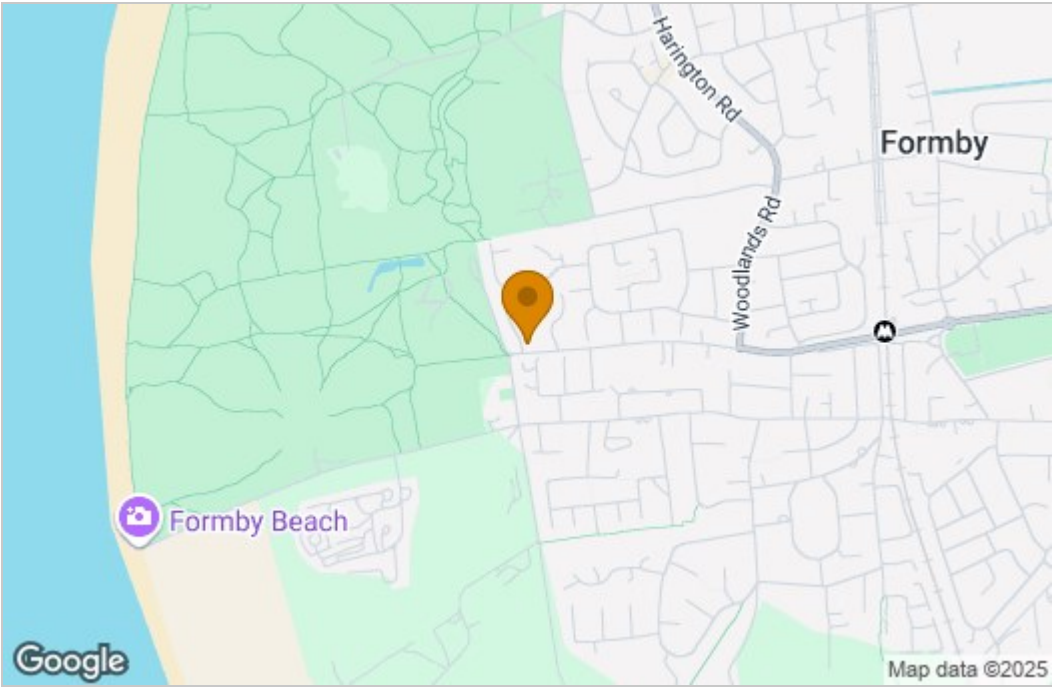
Floor Plan

Edenhurst Drive, Formby
Total Approx. Floor Area 1993 Sq.ft. (185.2 Sq.M.)

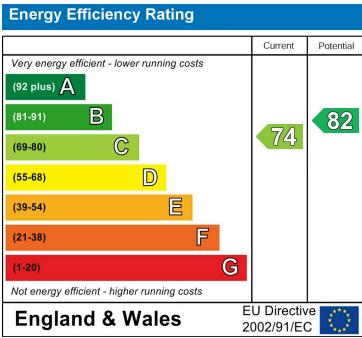
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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