



**KAREN PARKS**  
SALES & LETTINGS



**5 College Avenue, Liverpool, L37 3JJ**  
**Offers Over £750,000**

Karen Parks Sales and Lettings are delighted to offer for sale the rare opportunity to purchase this character property dating back to the 1840's - brimming with beautiful features from open fires, coving, stain glass and high ceilings with lovely ceiling roses.

The property offers excellent sized rooms and the perfect blend of character with modern bathrooms and kitchen. The house briefly comprises of: porch, hallway, front lounge, open plan kitchen-diner family room, shower room and separate dining room.

To the first floor are four bedrooms and a modern spacious family bathroom. The front of the property is gated with a large driveway and garage and immaculately kept gardens to the rear. The property is situated in a much sought after, quiet location but still close to local amenities such as shops, cafes, Freshfield train station and the Pinewoods and beach. It is also within walking distance of Formby beach with all of its amenities and local highly regarded schools.



## ACOMMDATION

### Ground Floor

#### Porch

Enclosed porch area leading into the hallway with one radiator.

#### Hallway



The spacious and welcoming hallway has a built in storage cupboard containing the fuse board and meters, and there is one radiator.

#### Front Lounge 18'10" x 14'3" (5.75 x 4.36)



The large front lounge is complete with intricate coving and a beautiful ceiling rose that catches your eye as you enter the room. There is a double glazed bay window with shutters, open coal fire and two radiators.

#### Kitchen-diner open to 25'1" x 24'1" (7.65 x 7.36)



The modern open plan kitchen-diner area has a range of wall and base units providing plenty of storage. There is a sink, integrated Miele induction hob and extractor, two Miele ovens, wine cooler and Miele coffee machine. There is space for a dishwasher and fridge freezer. There is a breakfast bar with room for bar stools and door giving access out to the garden. Leading through from here it enters into a living area. There are two radiators as well as an additional upright wall radiator.

### Living Area



Opening up from the kitchen-diner is a further living area with open coal fire. There are bi-fold doors opening out into the garden and allowing in plenty of light, as well as an additional velux window - perfect for garden parties in the summer months.

#### Shower Room 10'5" x 6'1" (3.18 x 1.87)



The shower room comprises of a corner shower cubicle, WC, hand wash basin, two towel radiators, double glazed window and a cupboard containing the boiler.

#### Dining Room 12'11" x 12'9" (3.95 x 3.90)



There is a separate dining room with double patio doors opening to the garden, one radiator and a door with access into the garage.

### First Floor

## Landing



The bright and airy landing has a beautiful stain glass window allowing in plenty of light and one radiator.

## Bedroom 1 18'10" x 14'5" (5.75 x 4.41)



The master bedroom is an excellent size and has a large double glazed bay window allowing in plenty of light with fitted shutters, two radiators and built in rails for clothes storage.

## Bedroom 2 14'10" x 13'7" (4.53 x 4.15)



The second double bedroom has two double glazed windows facing out to the garden and with fitted shutters, one radiator and a loft hatch.

## Bedroom 3 24'7" x 13'3" (7.50 x 4.05)



The third double bedroom is accessed from a separate stair case and has two double glazed windows at either end of the room allowing light to flow through and there is one upright wall radiator.

## Bedroom 4 9'10" x 8'10" (3.01 x 2.71)



The fourth bedroom has a double glazed window with shutters facing the front of the property and one radiator.

## Bathroom 13'10" x 10'3" (4.22 x 3.13)



The modern and recently fitted family bathroom is very spacious and comprises of Britton bathroom suite with free standing bath with shower head attachment, large walk in shower with aqualisa shower, hand wash basin, WC and bidet. There is a heated towel radiator as well as an additional up right radiator and double glazed window. There is sensor lighting as you enter the bathroom and a fitted sliding door cupboard containing a water tank booster and shelving.

## Outside

### Front Garden

The front of the property has real curb appeal and has electric gates leading into the driveway. There is a large driveway providing off road parking for a number of cars and an area laid to lawn in the centre and side of the drive. There is access to the garden down one side.

### Rear Garden



Leading out from the bi fold doors is a cobbled patio area with space for seating and BBQ's in the summer months. This leads onto an extensive area laid to lawn which is bordered by beds containing an array of mature bushes, shrubs and plants.

## Garage 16'2" x 13'3" (4.95 x 4.05)

The garage can be accessed both internally and from

the front of the property through double garage doors. There is sensor lighting as you enter the garage, some built in storage cupboards and space and plumbing for a washing machine and dryer.

**Important Information**

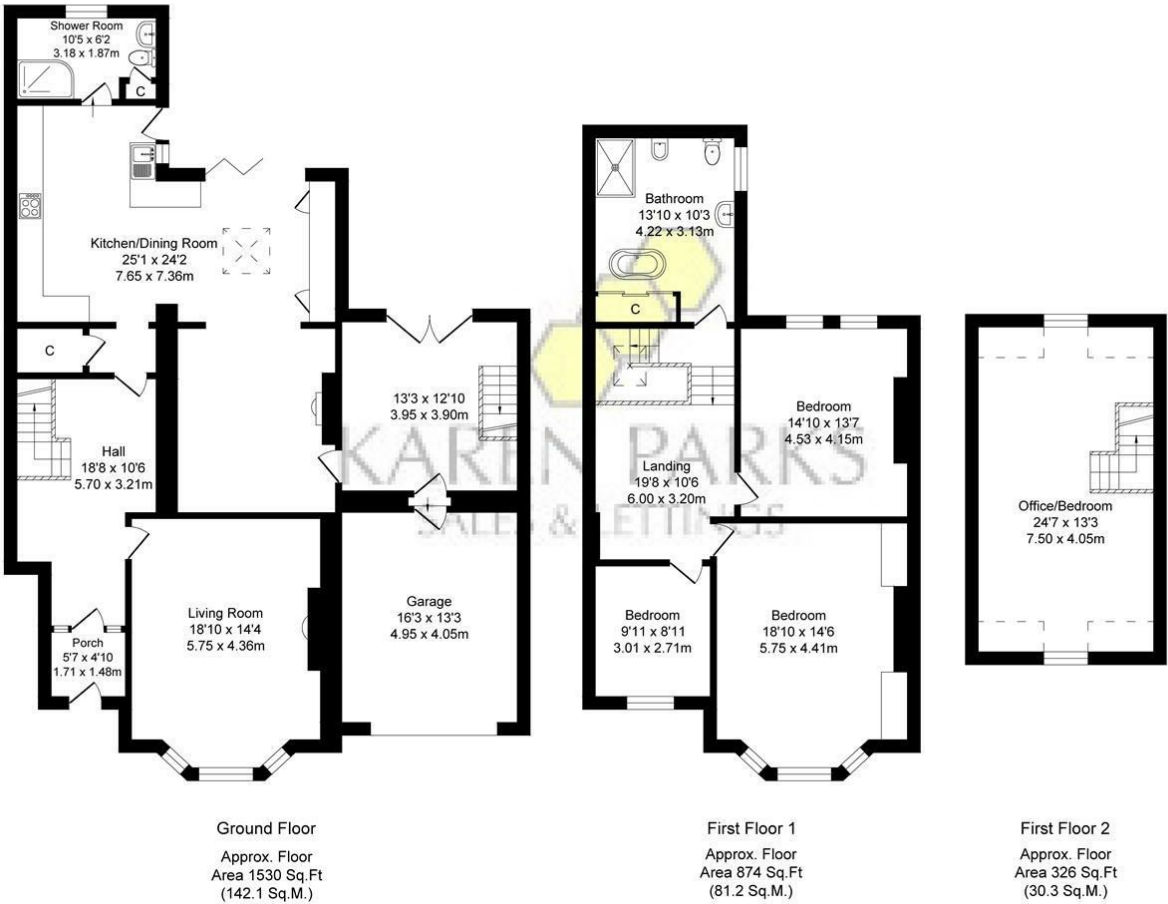
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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.



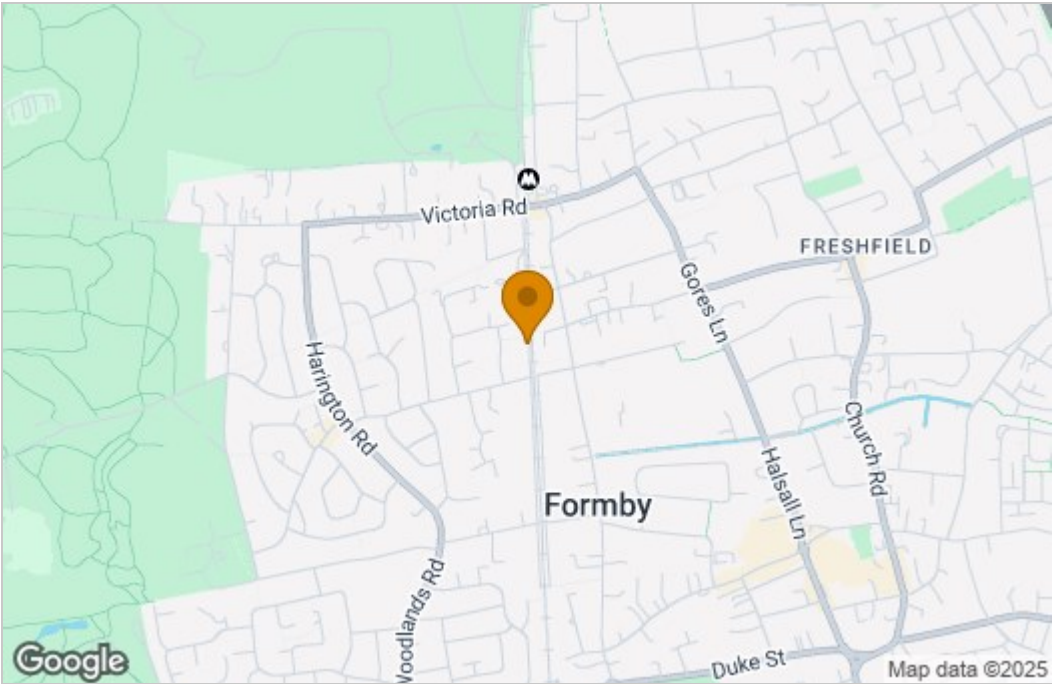
Floor Plan

College Avenue, Formby  
Total Approx. Floor Area 2730 Sq.ft. (253.6 Sq.M.)

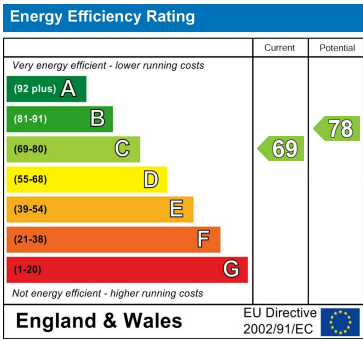
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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