



**KAREN PARKS**  
SALES & LETTINGS



### **4 Coppice Leys, Liverpool, L37 3PL**

### **Offers Over £650,000**

Karen Parks Sales and Lettings are pleased to bring to market this extremely deceptive, four bedroom detached property situated on a corner plot. The house offers plenty of living space to the ground floor with a lounge, kitchen-diner, utility room, conservatory and sitting room, there is also a modern shower room. To the first floor are four good sized bedrooms and a modern, recently fitted family bathroom and separate shower room. There is a very large driveway accessed from Freshfield Road leading up to the double garage and beautifully kept gardens to the rear/side of the property. The house is situated cornering Coppice Leys and Freshfield Road and just a short walk to either Formby or Freshfield station. It is also within walking distance of Formby village with all it's amenities such as shops, cafes, restaurants, hairdressers and swimming pool/gym. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Ground Floor

#### Hallway



The spacious hallway has one radiator, a double glazed window and under stairs storage cupboard.

#### Lounge 20'9" x 19'11" (6.33 x 6.08)



The L shaped lounge is an excellent size and has two double glazed windows and patio doors opening out into the garden allowing an abundance of light to flow through and views out onto the beautifully kept gardens. There are three radiators and a fetaure fireplace as a focal point to the room.

#### Kitchen-Diner 21'7" x 13'1" (6.58 x 4.00)



The spacious kitchen-diner has a range of wall and base units providing plenty of storage. There is a sink with double glazed window above and double doors leading into the conservatory. There is an integrated oven, grill, microwave, hob, extractor, dishwasher and fridge. There are two up right wall radiators and door to utility room.

#### Utility Room 11'3" x 6'11" (3.44 x 2.12)



The utility room has space for a large fridge-freezer, washing machine and dryer. The boiler is housed in

here and there is a single glazed door leading out to the garden.

#### Conservatory 15'3" x 9'5" (4.65 x 2.88)



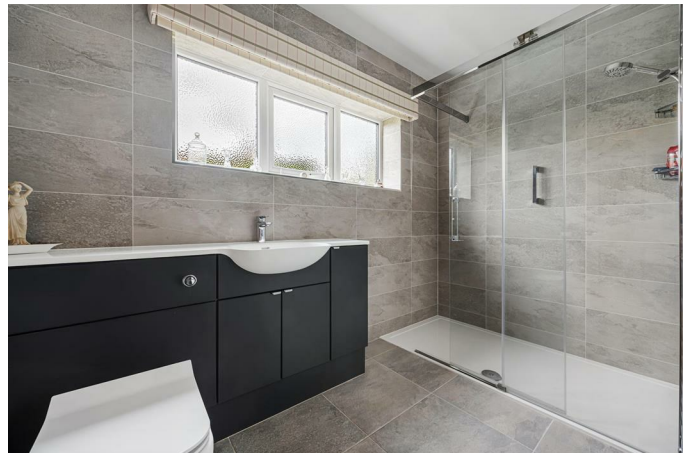
Leading through from the kitchen is the conservatory which is a lovely room to sit and enjoy views of the garden. There are double doors providing access to the garden.

#### Sitting Room 18'9" x 10'10" (5.73 x 3.32)



The sitting room has one double glazed window, a radiator and fetaure fireplace. This would be perfect as a seperate playroom for families or alternatively as an office if you work from home.

#### Shower Room 9'9" x 5'6" (2.98 x 1.68)



The modern shower room has a large walk in shower, WC and sink in vanity unit with cupboard below, heated towel rail and a double glazed window.

### First Floor

## Landing



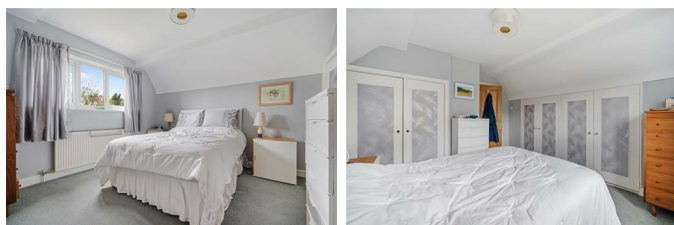
The landing has a double glazed window with space for seating, one radiator and a built in storage cupboard.

### Bedroom 1 14'2" x 13'5" (4.33 x 4.10)



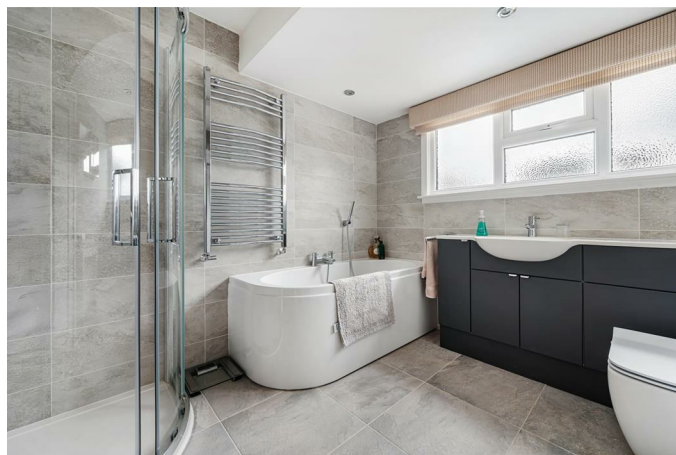
The master bedroom is an excellent size and has a row of built in wardrobes as well as an additional built in storage cupboard. There is one radiator and a double glazed window.

### Bedroom 2 12'11" x 10'10" (3.94 x 3.31)



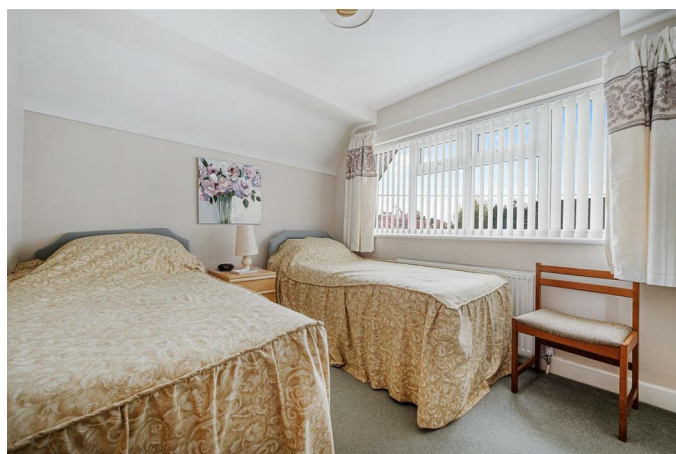
The second double bedroom has two sets of fitted wardrobes providing storage, one radiator and a double glazed window.

## Bathroom 9'1" x 8'1" (2.78 x 2.47)



The spacious and modern family bathroom comprises of a corner shower cubicle, bath with shower head attachment, WC, hand wash basin with cupboard below, towel radiator, double glazed window and built in cupboard.

### Bedroom 3 12'0" x 8'9" (3.68 x 2.69)



The third double bedroom has one radiator, a double glazed window and a small built in cupboard.

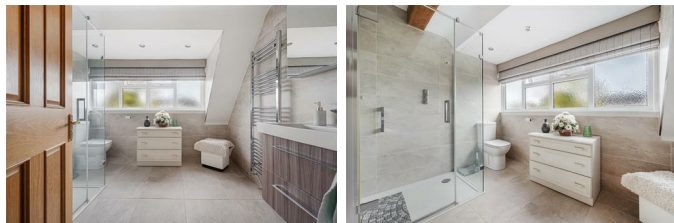
### Bedroom 4 11'0" x 10'10" (3.36 x 3.31)



This bedroom is currently used as an office but could be the fourth bedroom. There is one radiator and a double glazed window.



### **Shower Room 9'5" x 8'5" (2.89 x 2.57)**



There is a large walk in shower cubicle with tiled seat, WC, hand wash basin with two drawers below, towel radiator and double glazed window.

### **Outside**

#### **Front Garden**



The property has a large block paved driveway in front of the garage offering off road parking for a number of cars. There is also a pathway leading up to the front door and a row of bushes and hedges giving privacy to the front of the property.

#### **Rear Garden**



There are gardens to the side and rear of the property that have been beautifully maintained. Leading out from the double doors from the lounge is a paved patio area which continues round towards the front of the property and is a sheltered area perfect for seating and alfresco dining. Leading on from the patio is a large area laid to lawn and bordering this are beds that are immaculately kept and contain a beautiful array of flowers, bushes, shrubs and trees.

### **Garage 21'3" x 16'3" (6.48 x 4.96)**



The property has a double garage accessed via an up and over garage door from the driveway.

### **Important Information**

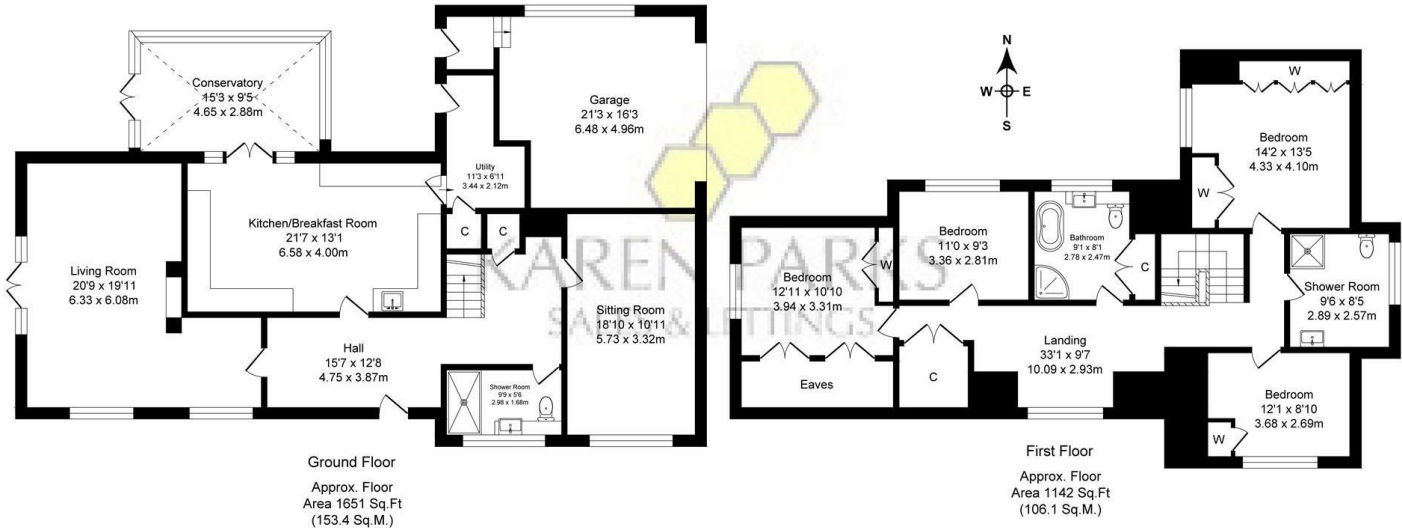
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Coppice Leys, Formby

Total Approx. Floor Area 2793 Sq.ft. (259.5 Sq.M.)

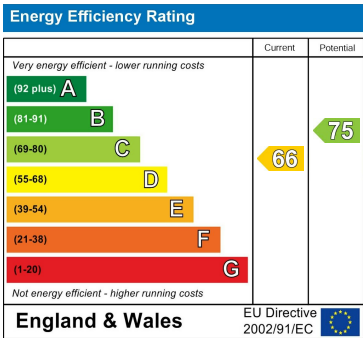
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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