



KAREN PARKS
SALES & LETTINGS



2 Friars Walk, Liverpool, L37 4EU
Offers Over £330,000

Karen Parks Sales and Lettings are pleased to offer for sale this extremely spacious, double fronted semi detached family home. The property provides plenty of versatile living space to suit all family needs and perfect for those working from home. To the ground floor is the hallway, a gym/reception/play room, front lounge with double doors opening out into the open plan kitchen-diner family room which is perfect for entertaining. To the first floor are four bedrooms with an ensuite shower room to the master bedroom and family bathroom. To the front of the property is a driveway with off road parking for up to four cars and to the rear is a private sunny garden with a decking area for seating and artificial grass for easy maintenance. The house is situated in a quiet and secluded location but yet still close to local amenities such as shops, hairdressers and cafes but also within walking distance of Formby village with all it's many amenities and walking distance of Formby tesco. It is just a stones throw away from a local Primary school and park - making it a perfect family home. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Enclosed Porch

Enclosed porch leading into the hallway.

Hallway



The hallway has one radiator.

Lounge 13'6" x 12'11" (4.14 x 3.95)



The front lounge has a feature electric fireplace as a focal point to the room, one radiator and a double glazed window. There are double glass doors opening into the kitchen-family room.

Open plan kitchen-diner family room 19'7" x 16'1" (5.99 x 4.92)



The open plan kitchen-diner family room is the perfect space for family living and entertaining guests. There is a central peninsula in the kitchen with space for bar stools and fitted cupboards for storage and a wine cooler. There are a range of wall and base units providing plenty of storage for the kitchen, with an integrated oven and grill, hob and extractor, dishwasher and sink. There is a radiator, double glazed window above the sink and sliding patio doors leading out to the garden. There is space for both a dining and sofa area.

Utility Room 8'9" x 8'0" (2.68 x 2.46)

The utility room has space for a fridge-freezer, washing machine and dryer. There is a double glazed window, door out to the garden, a radiator and the boiler is housed in here.

WC 4'2" x 3'8" (1.29 x 1.13)

WC with hand wash basin.

Playroom/reception room/Gym 15'3" x 7'7" (4.66 x 2.33)



This room is currently used as a gym but could be used as a multitude of options such as a home office, additional reception room/playroom or a fifth bedroom. There is one radiator and a double glazed window.

First Floor

Landing

The landing has a loft hatch with pull down ladder.

Bedroom 1 14'8" x 10'0" (4.49 x 3.06)



The master bedroom is a good size and has a row of fitted wardrobes providing storage, there is one radiator and a double glazed window.

Ensuite 8'3" x 6'5" (2.54 x 1.98)



The ensuite comprises of a large walk in shower with two shower heads, WC, hand wash basin, a radiator and double glazed window.

Bedroom 2 13'8" x 8'0" (4.19 x 2.45)



The second double bedroom has built in corner wardrobes, one radiator and a double glazed window.

Bedroom 3 10'1" x 7'1" (3.08 x 2.18)



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

Bedroom 4 10'6" x 7'11" (3.22 x 2.43)



The fourth bedroom has a built in bed and built in wardrobes/cupboards providing plenty of storage for the room. There is one radiator and a double glazed window.

Bathroom 7'1" x 6'5" (2.18 x 1.97)



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

Outside

Front Garden

The front of the property has a large block paved driveway providing off road parking for four cars.

Rear Garden



Leading out from the patio doors is a private rear garden with a raised decking area which is perfect for seating for alfresco dining and BBQ's. Next to this is an area with artificial grass for easy maintenance.

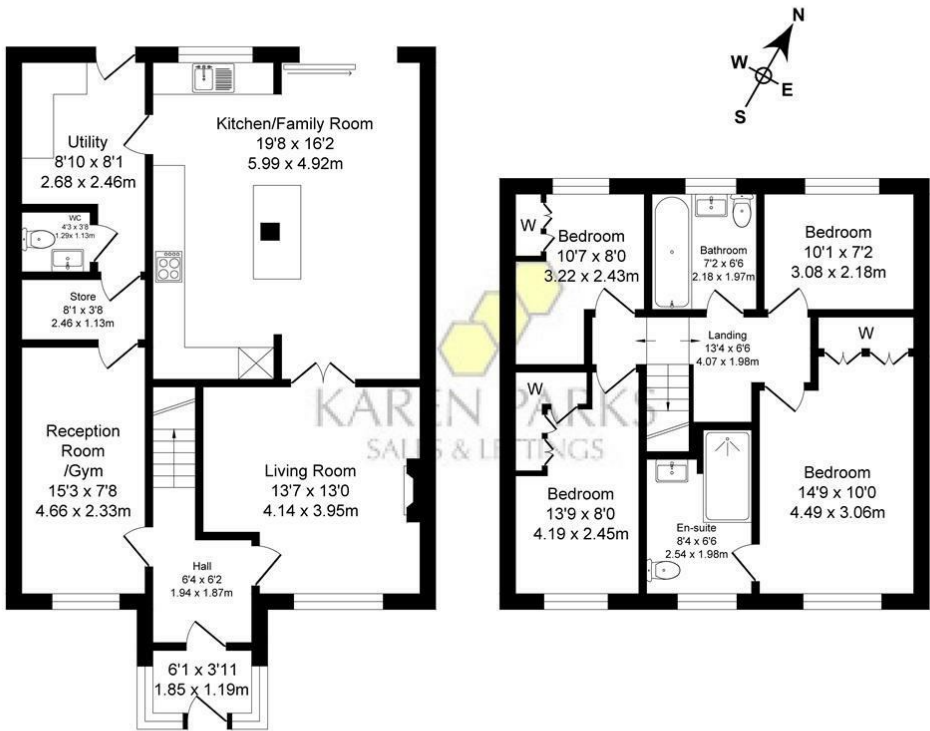
Important Information

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

Friars Walk
Total Approx. Floor Area 1473 Sq.ft. (136.8 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.



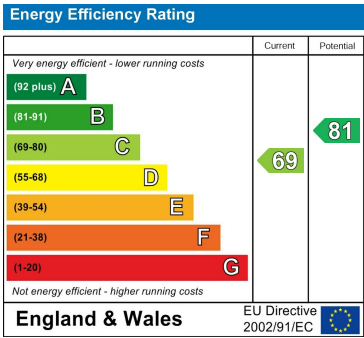
Ground Floor
Approx. Floor Area 860 Sq.Ft (79.9 Sq.M.)

First Floor
Approx. Floor Area 612 Sq.Ft (56.9 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.