



KAREN PARKS
SALES & LETTINGS



21 Graburn Road, Formby, Liverpool, L37 3PA
Offers Over £375,000

Karen Parks Sales and Lettings are delighted to present this three bedroom semi detached home full of beautiful character features and set on a generous plot with an extensive rear garden - perfect for a family. The house briefly comprises of: enclosed porch, a welcoming hallway, spacious lounge-diner and well proportioned kitchen. To the first floor are three bedrooms - two comfortable doubles and a single bedroom and a family bathroom. There is off road parking and a garage to the front of the property. To the rear is large well established garden complete with a summer house with power, a vegetable patch and shed. The house is situated in a quiet, highly sought after location just a short walk to Formby village with all it's amenities such as shops, restaurants and cafes. Freshfield station and local bus routes are also within easy reach. The property offers a perfect blank canvas for buyers wishing to make it their own, while benefitting from attractive character features such as open fires, bay windows and wooden floors. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Enclosed Porch

An enclosed porch provides a sheltered entrance to the hallway.

Hallway



A welcoming hallway gives access to the main living areas. One radiator and an under stairs storage cupboard.

Kitchen 18'1" x 8'1" (5.52 x 2.48)



Fitted with cream wall and base units, the kitchen provides excellent storage and workspace. A sink sits beneath a double glazed window overlooking the garden and a door leading out to the garden. There is space for a washing machine, fridge-freezer and oven, and benefits from an integrated dishwasher. There is one radiator.

Lounge-Diner 24'7" x 11'7" (7.51 x 3.55)



The spacious through lounge-diner is ideal for family living and entertaining. To the front a large double glazed bay window floods the room with light, while to the rear are double glazed patio doors providing access to the garden. A character fireplace with open fire creates a welcoming focal point, complemented by beautifully built fitted shelving and cupboards in the alcoves. There are two radiators.

First Floor

Landing



The landing has one double glazed window and a loft hatch with access to a boarded loft accessible via a built-in ladder.

Bedroom 1 13'3" x 11'7" (4.04 x 3.55)



This generous double bedroom has a double glazed window with views over the rear garden and one radiator.

Bedroom 2 11'7" x 11'5" (3.55 x 3.50)



A light-filled double bedroom with a large double glazed bay window and one radiator.

Bedroom 3 8'2" x 6'9" (2.51 x 2.06)



This bedroom has one radiator and one double glazed window.

Bathroom 6'9" x 5'10" (2.06 x 1.80)



The bathroom is fitted with a bath and overhead electric shower, WC, hand wash basin with storage below, wall mounted cabinet, radiator and a double glazed window.

Outside

Front Garden

The property is set back from the road with a driveway providing off-road parking, leading to the garage. There is also a lawned area bordered by mature hedges and shrubs.

Rear Garden



A feature of the property is the extensive rear garden. Directly outside is a paved patio area, ideal for outdoor dining and summer barbecues. Beyond lies a large lawn with established borders containing mature trees, shrubs and planting, providing privacy and greenery. Hidden away is a summer house, with power – perfect as a retreat, home office, or simply a place to enjoy the outlook. At the far end of the garden is a vegetable patch and a shed for storage.

Summer House



The summer house has power and is a lovely spot to sit and enjoy the garden or alternatively as a space to work from home away from the house.

Garage 14'2" x 7'2" (4.33 x 2.20)

The garage can be accessed from both double wooden doors to the front or from the garden. There is power and space for a freezer or dryer.

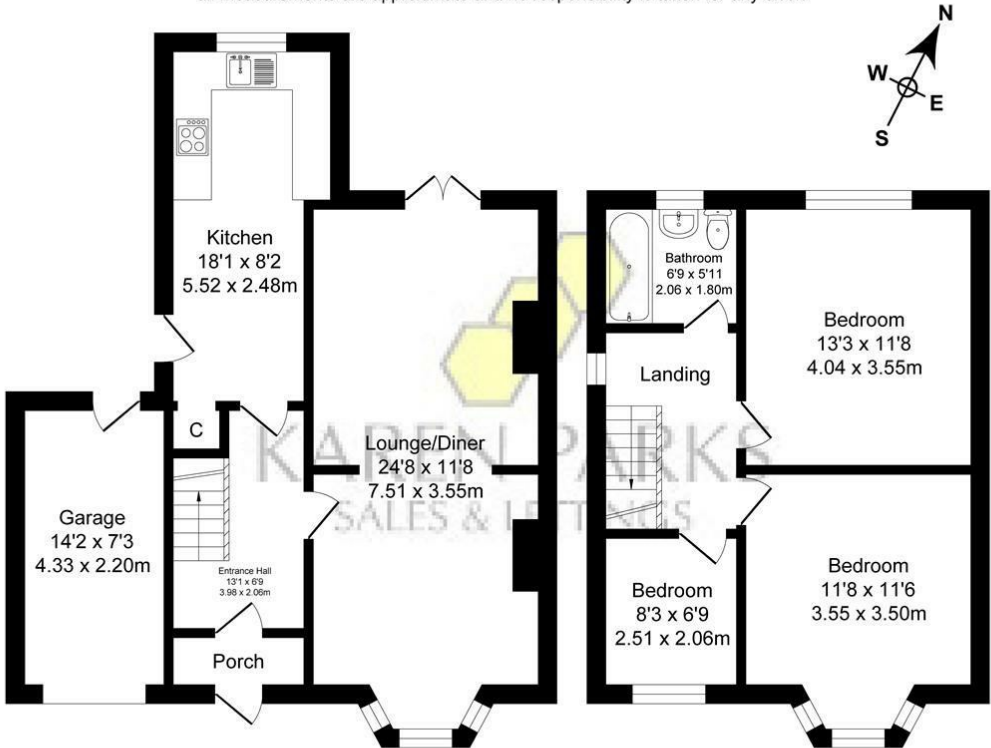
Important Information

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

Graburn Road
Total Approx. Floor Area 1127 Sq.ft. (104.7 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.



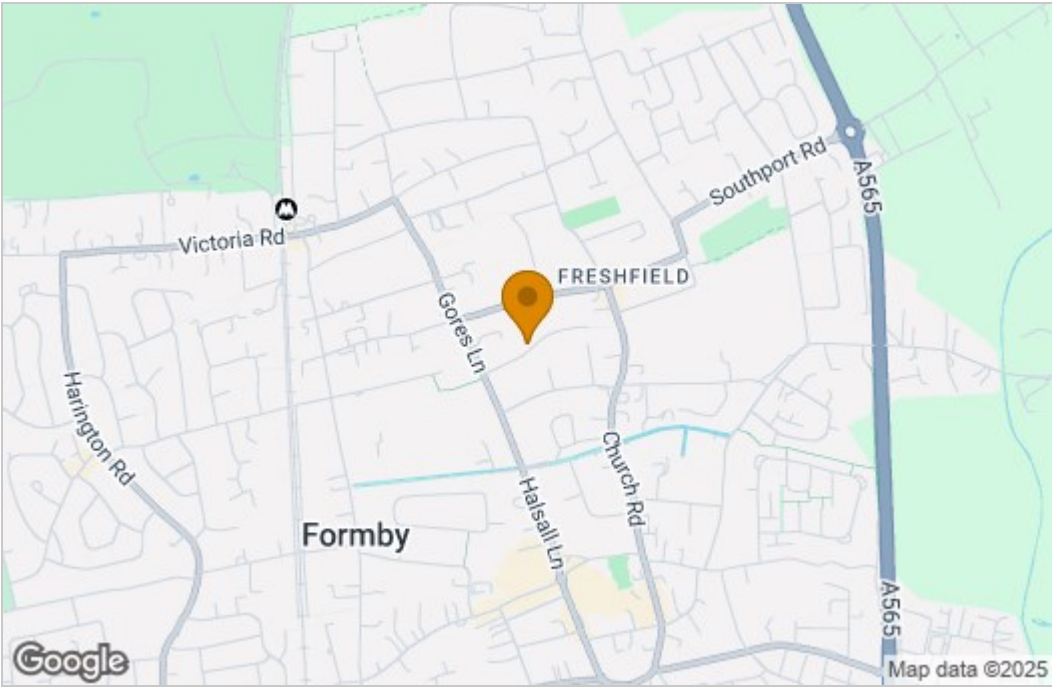
Ground Floor

Approx. Floor Area 651 Sq.Ft (60.5 Sq.M.)

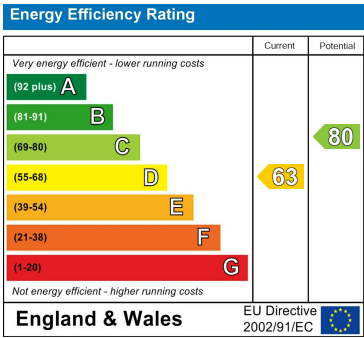
First Floor

Approx. Floor Area 476 Sq.Ft (44.2 Sq.M.)

Area Map



Energy Efficiency Graph



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