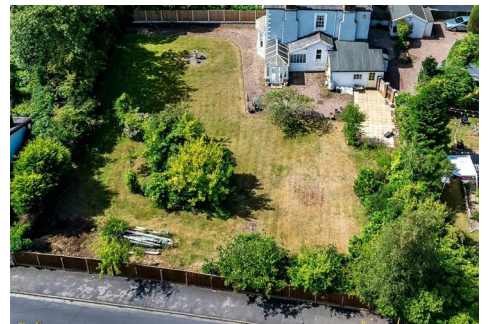




KAREN PARKS
SALES & LETTINGS



81 Freshfield Road, L37 7BG
Offers Over £995,000

Karen Parks Sales and Lettings are delighted to offer this rare and unique opportunity to purchase not only a beautiful three bedroom semi detached character property - but also a BUILDING PLOT with outline planning for a five bedroom detached residence situated on a much sought after road in Formby. Opportunities of this type very rarely come about, offering the chance to live in the main property whilst you oversee the build of your new dream home. The current garden would be sectioned off to create the space for the building plot and plans can be seen on Sefton Planning (DC/2024/02054). The semi detached property currently comprises of: kitchen, dining room, large lounge, WC and conservatory. To the first floor are three double bedrooms and a large shower room. The house is situated down a side path off the main road making it private and leading to a driveway with two garages. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

The inner hallway has one radiator, a window and under stairs storage cupboard.

Kitchen 13'0" x 12'0" (3.98 x 3.66)



The kitchen has a range of cream wall and base units providing storage for the room, there is an integrated hob, oven and grill. There is space for a fridge and dishwasher. There is a sink with window above and door leading into the dining room and providing access out to the front of the house.

Lounge 15'1" x 11'11" into 13'0" x 12'0" (4.60 x 3.65 into 3.98 x 3.66)



The lounge is an excellent size and is a lovely bright room - there is a large bay window as well as an additional window allowing an abundance of light to flow in. There are two open fires at either side of the room bringing character to the space and perfect for a cosy winter evening. There are two radiators and fitted cupboard in the alcove.

Dining Room 13'0" x 11'11" (3.98 x 3.64)



The dining room is situated off the kitchen but also provides access into the garage. There is a fireplace, one radiator and a window allowing in light.

Conservatory 12'9" x 7'4" (3.90 x 2.25)



Situated off the hallway is a conservatory which is a lovely spot to enjoy views of the garden. There are windows surround the room and a door leading out.

WC 7'11" x 5'3" (2.43 x 1.62)

WC with hand wash basin and window.

First Floor

Landing

The landing has one radiator, a window and loft hatch.

Bedroom 1 15'1" x 11'11" (4.60 x 3.65)



The master bedroom is an excellent size and has one window looking out over the garden and an up right wall mounted radiator.

Bedroom 2 13'0" x 12'8" (3.98 x 3.88)



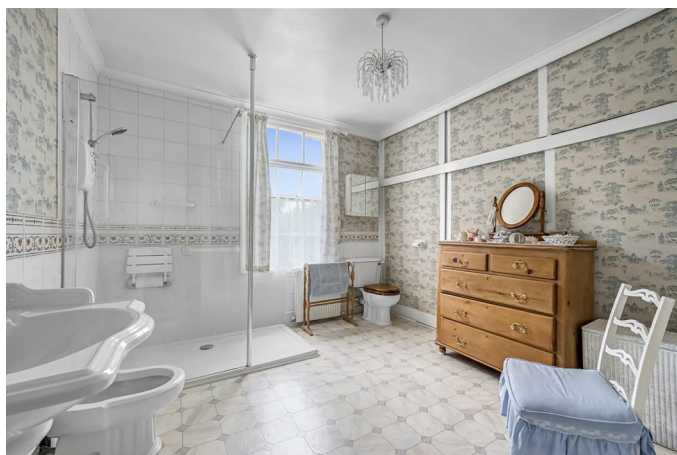
The second double bedroom has one window, a fetaure fireplace as a lovely focal point to the room, a built in wardrobe for storage and a sink.

Bedroom 3 13'0" x 12'0" (3.98 x 3.66)



The third double bedroom has a window looking out over the garden, a radiator, feature fireplace and a built in wardrobe for storage.

Shower Room 13'0" x 10'5" (3.98 x 3.20)



The excellent sized shower room comprises of a large walk in shower with electric shower, hand wash basin, WC, bidet, radiator and window. There are two walls of storage behind sliding doors which could be taken out in order to expand the bathroom even further.

Outside

PLOT



The building plot on offer is created by sectioning off the current garden and access would be from the main part of Freshfield Road. Certain building and planning criteria must be adhered to and information regarding this can be found at Sefton Planning Ref (DC/2024/02054). Plans are in place for an exclusive five bedroom detached property complete with a double garage. There is an excellent open plan kitchen-diner family space with a snug situated off this, WC and study.

Front Garden

Leading down a path off Freshfield Road is a tree lined driveway for the property providing off road parking for up to five cars. There is one garage to the front and

a further one to the side and a paved patio area to the front of the house.

Rear Garden



There are extensive gardens to the side and rear of the property with a large area laid to lawn with an array of mature bushes, trees and shrubs both within and surrounding the garden. There is a large seating area leading out from the conservatory which is perfect for summer party's and BBQ's. Please note the garden would be sectioned off should you decide to make use of the planning permission on offer.

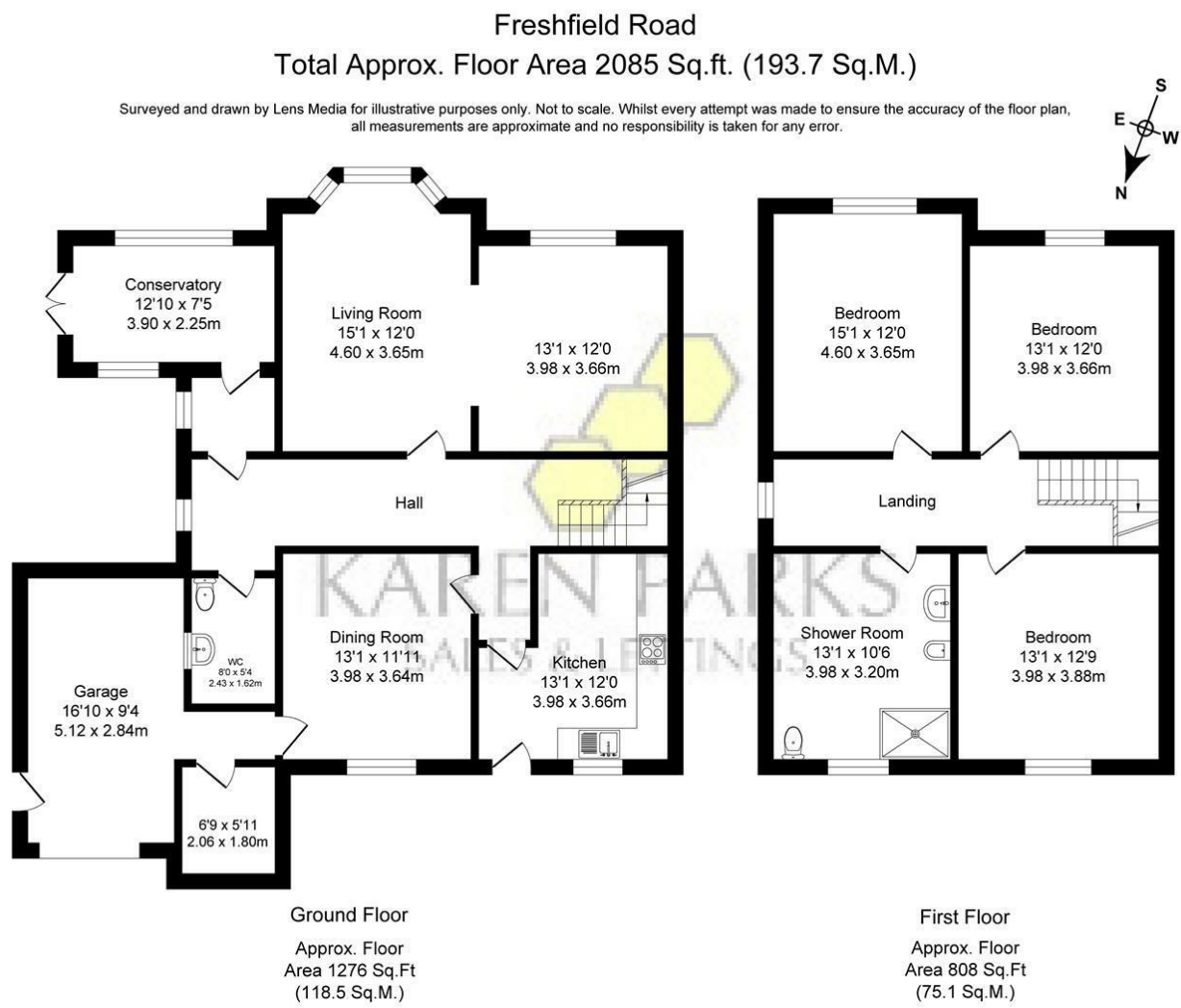
Garages

There are two garages currently at the property - one of which is situated on the driveway to the front of the house with an up and over garage door to the front and a door to the rear of the garage. There is a second garage located to the side of the property with access both internally and also from the garden.

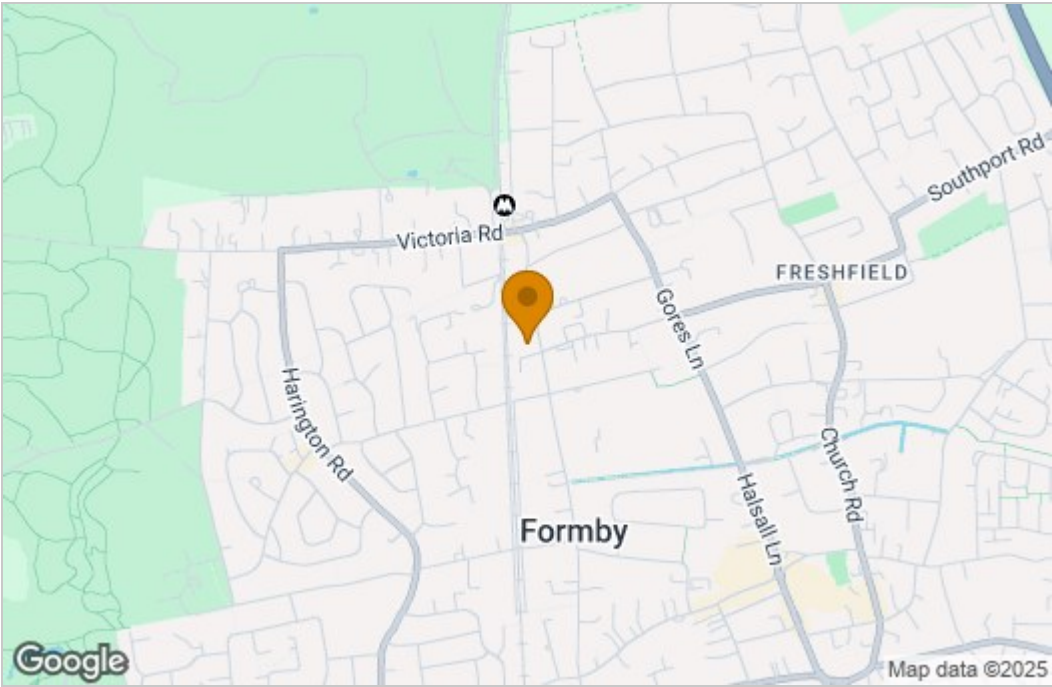
Important Information

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.

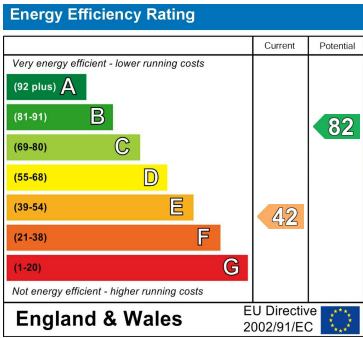
Floor Plan



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.