



KAREN PARKS
SALES & LETTINGS



16 Wicks Crescent, Liverpool, L37 1PW
Offers Over £335,000

Karen Parks Sales and Lettings are delighted to bring to market this deceptively spacious, three bedroom semi detached property. The house offers plenty of living space and has been excellently re-designed to create a lovely open plan kitchen-diner to the front of the property perfect for families. The property briefly comprises of: hallway, lounge, kitchen-diner, reception room/study, WC and utility room. To the first floor is a master bedroom with ensuite, a further two bedrooms and shower room. There is a large paved driveway to the front of the property and sunny South-West facing gardens to the rear. The house is situated in a popular location just a short walk to the Nature reserve and Pinewoods, local shops, cafes and hairdressers. It is also close to a bus route, Freshfield station and local Primary and secondary schools.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one upright wall mounted radiator and built in storage cupboard.

Kitchen-Diner 20'3" x 12'4" (6.19 x 3.76)



The modern open plan kitchen-diner is the perfect space for family living and entertaining. There are a range of wall and base units providing plenty of storage, a sink, an integrated oven, gas hob, extractor, microwave and dishwasher. There is space for a fridge-freezer. There are two double glazed bay windows, two radiators, a large built in cupboard and breakfast bar with space for bar stools.

Lounge 14'11" x 11'5" (4.57 x 3.48)



The lounge is a great size and has sliding patio doors leading out to the garden and allowing in plenty of light, there is one radiator and a feature gas fireplace as a focal point to the room.

Snug/Study 11'0" x 8'9" (3.37 x 2.67)



This room could either be used as a snug, office for those working from home or alternatively a playroom. There is a double glazed window, door leading out to the garden and a built in storage cupboard containing the boiler.

Utility Room 5'8" x 5'1" (1.73 x 1.55)

The utility room has wall and base units for storage, space for a washing machine and dryer, radiator, a sink and double glazed window.

WC

WC with double glazed window.

First Floor

Landing



Bedroom 1 12'3" x 11'9" (3.74 x 3.60)



The master bedroom is a good size and has one radiator, a double glazed window and sliding door into the ensuite.

Ensuite 5'5" x 3'8" (1.67 x 1.12)



The ensuite has a shower, WC and hand wash basin with drawer below.

Bedroom 2 11'5" x 9'4" (3.48 x 2.85)



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

Bedroom 3 9'0" x 8'3" (2.75 x 2.52)



This bedroom has one radiator, access into eaves storage space and a double glazed window.

Shower Room 8'5" x 7'4" (2.59 x 2.24)



The recently fitted shower room has a large walk in shower, WC, hand wash basin, radiator and a velux window.

Outside

Front Garden

The front of the property has a paved driveway with off road parking for multiple cars.

Rear Garden



The sunny South-West facing garden has a raised decking area perfect for seating and BBQ's in the summer months. This leads onto an area laid to lawn with beds down one side of the garden with mature bushes and trees providing privacy. There is a pergola and shed to the rear of the garden.

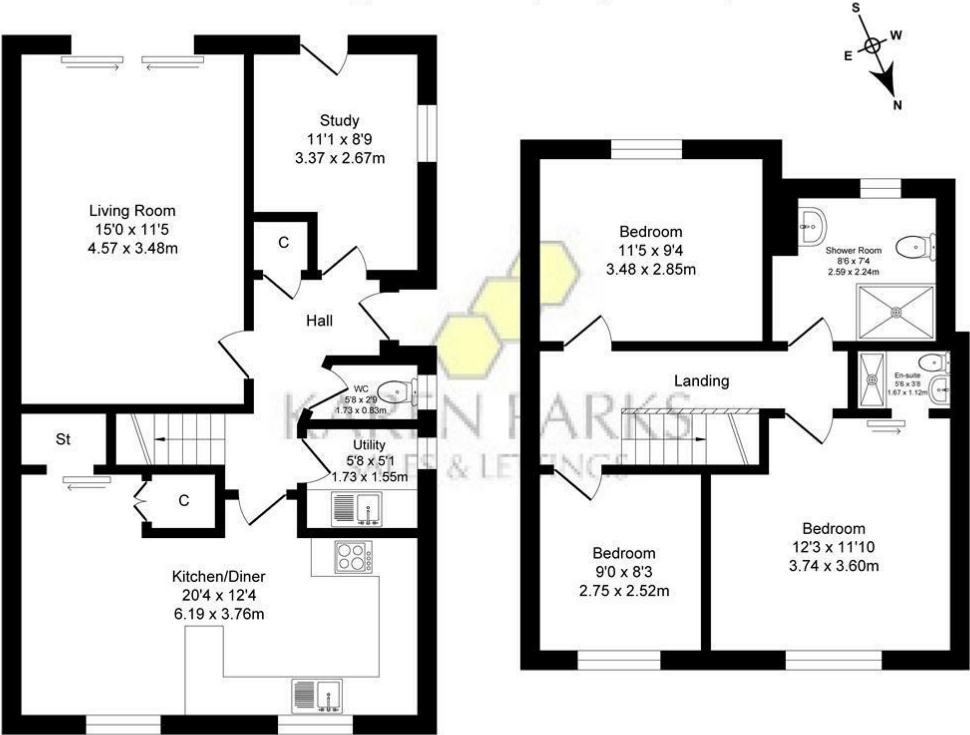
Important Information

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

Wicks Crescent
Total Approx. Floor Area 1183 Sq.ft. (109.9 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.



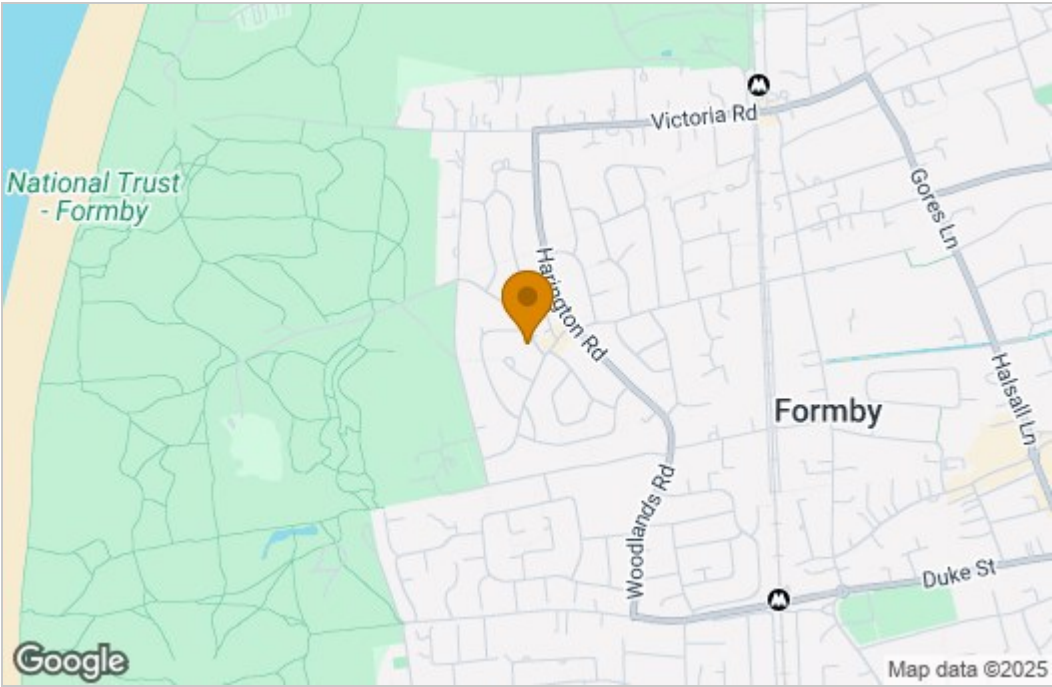
Ground Floor

Approx. Floor
Area 678 Sq.Ft
(63.0 Sq.M.)

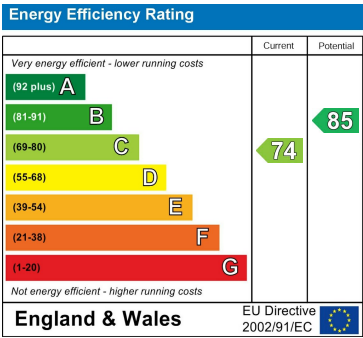
First Floor

Approx. Floor
Area 505 Sq.Ft
(46.9 Sq.M.)

Area Map



Energy Efficiency Graph



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