



KAREN PARKS
SALES & LETTINGS



4 Stanley Road, Liverpool, L37 7AW
Offers Over £440,000

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached property, offering plenty of space, beautiful character features and stunning rear gardens. The house briefly comprises of: hallway, front dining room, living room, kitchen-diner and utility cupboard. To the first floor are three double bedrooms, with an ensuite shower room to one and a family bathroom. The house has been excellently maintained by the current owner with a number of works carried out over the last few years. There is a driveway providing off road parking to the front of the house for two cars with double gates to the side leading down to the beautiful rear garden. The property is situated in an excellent spot just a short stroll to Formby pinewoods and nature reserve- perfect for those with dogs. It is also within walking distance of Freshfield train station, shops, Freshfield pub and hairdressers. This would make a lovely property both for families and couples and early viewing is advised.

ACCOMMODATION

Ground Floor

Hallway



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

Dining Room 12'1" x 12'1" (3.70 x 3.70)



The dining room is situated to the front of the property and has a large double glazed bay window, one radiator and a feature surround with electric fire.

Lounge 13'9" x 12'1" (4.20 x 3.70)



The lounge has double patio doors opening out into the garden and allowing plenty of light to flow in. There is an open fire as a focal point to the room and one radiator.

Kitchen-Diner 20'8" x 7'2" (6.30 x 2.20)



The kitchen-diner has a range of wall and base units providing storage for the room, there is a sink, integrated oven and hob and the boiler is located in here. There is space for a fridge-freezer and washing machine. There is a door leading out to the garden and two single glazed windows allowing in plenty of light.

Utility Cupboard

Utility cupboard with space for a washing machine and dryer to be stacked. There is one vented window.

First Floor

Landing

The landing has a double glazed window, radiator, loft hatch and storage cupboard with shelving.

Bedroom 1 12'1" x 12'1" (3.70 x 3.70)



The master bedroom has a row of fitted wardrobes providing plenty of storage for the room, a double glazed bay window and one radiator.

Bedroom 2 12'1" x 10'5" (3.70 x 3.20)



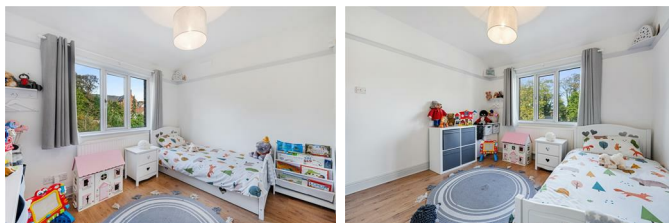
The second bedroom has fitted wardrobes for storage, one radiator and a double glazed bay window looking out over the garden.

Bathroom 6'6" x 5'10" (2.00 x 1.80)



The family bathroom comprises of a bath with over head shower with two shower heads, hand wash basin, WC, towel radiator and double glazed window.

Bedroom 3 10'5" x 8'10" (3.20 x 2.70)



The third double bedroom has one radiator, a double glazed window and door to ensuite.

Ensuite Shower Room 5'10" x 2'11" (1.80 x 0.90)



The ensuite comprises of a shower cubicle with two shower heads, hand wash basin and WC.

Outside

Front Garden

The front of the property has a block paved driveway providing off road parking for multiple cars. There are double wooden gates to the side of the house leading down to the rear garden.

Rear Garden



Leading out from the double doors is a newly laid patio area perfect for alfresco dining in the summer months and leading onto an extensive area laid to lawn. There are raised planters containing beautiful flowers next to the patio and the lawn is bordered by beds containing mature bushes and shrubs.

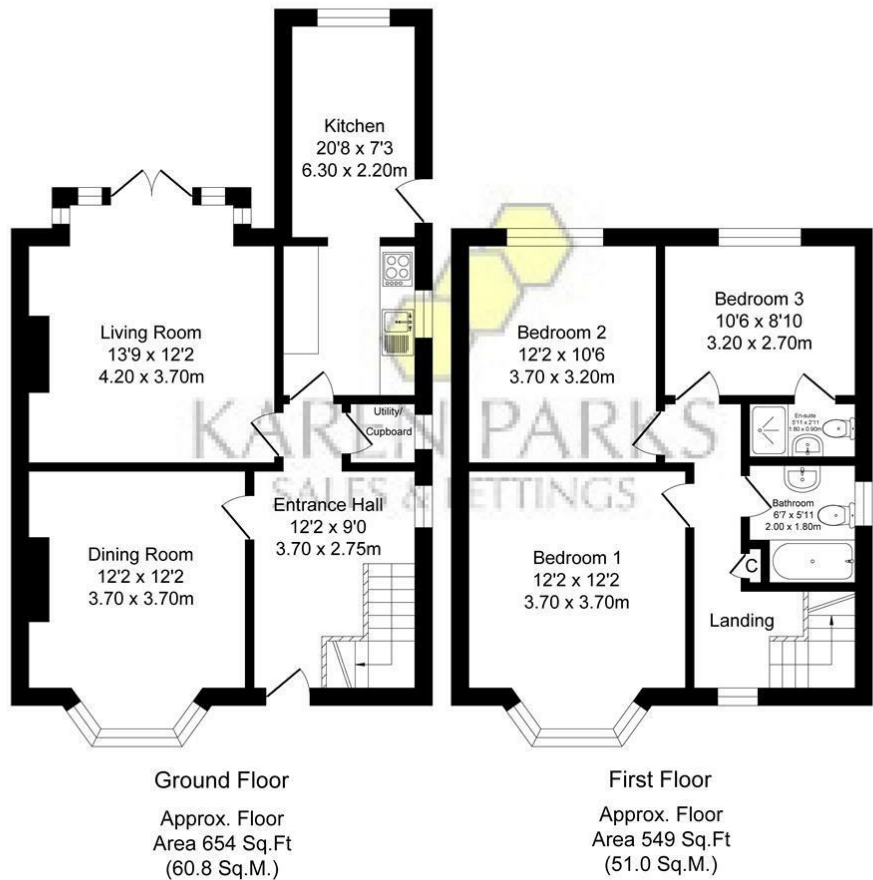
Important Information

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.

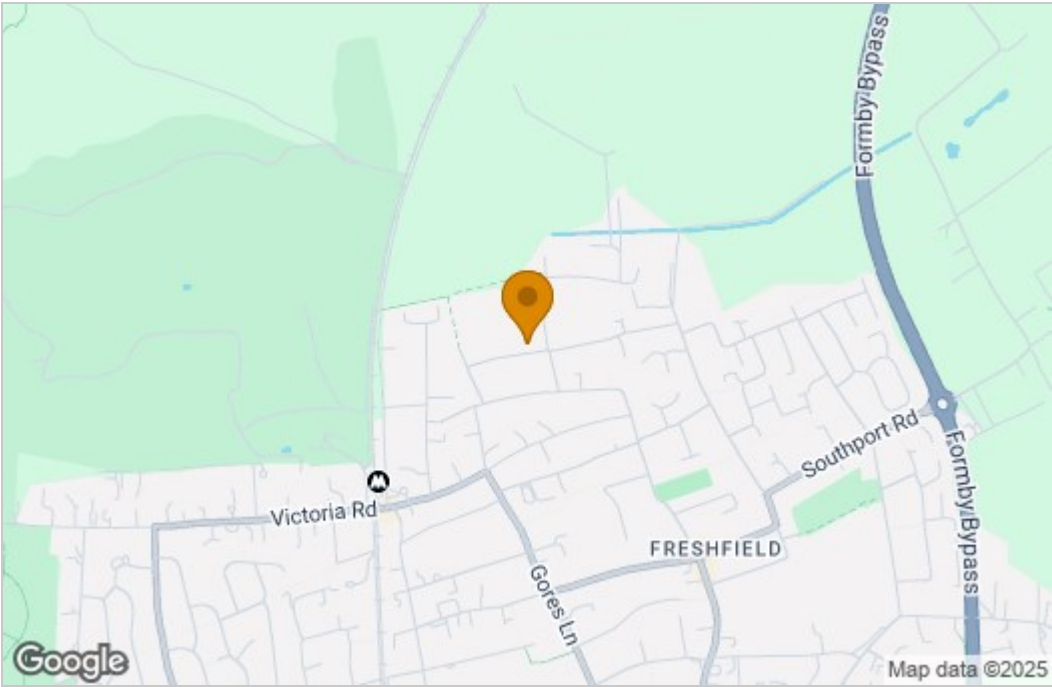
Floor Plan

Stanley Road, Formby
Total Approx. Floor Area 1203 Sq.ft. (111.8 Sq.M.)

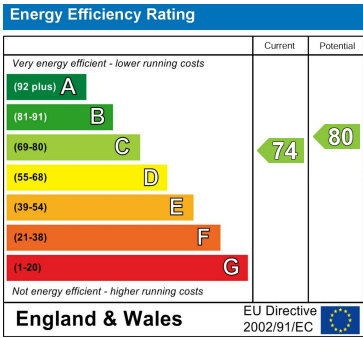
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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