

**KAREN PARKS**  
SALES & LETTINGS



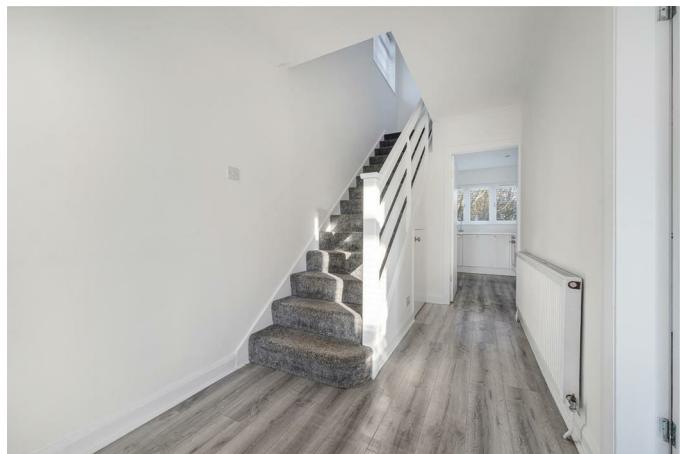
**6 Church Close, Liverpool, L37 3QF**  
**Offers Over £310,000**

Karen Parks Sales and Lettings are pleased to offer for sale this modern three bedroom detached house which would make an excellent family home and the perfect blank canvas to move in. The property briefly comprises of: hallway, modern grey kitchen-diner, WC, front lounge with sliding glass doors leading into the rear dining/sitting room. To the first floor are two double and one single bedroom and a family bathroom. There is a large stoned driveway to the front of the house providing off road parking, as well as a garage. To the rear is a good sized garden. The property is situated just a stones throw away from Formby village with all it's amenities such as shops, cafes, restaurants and hairdressers. It is also within walking distance to Formby train station and a bus route. Offered for sale **WITH NO ONWARD CHAIN**.

## ACCOMMODATION

### Ground Floor

#### Hallway



The hallway has one radiator and an understairs storage cupboard.

#### Kitchen-Diner 17'8" x 14'9" (5.40 x 4.50)



The open plan kitchen-diner is the perfect space for family living and entertaining. There is a grey modern fitted kitchen with a range of wall and base units providing storage. There is a sink with double glazed window above, the boiler is situated here and there is an integrated fridge-freezer, oven, hob, extractor and dishwasher. There is space for a washing machine. There is a velux window and further side window allowing plenty of light to flow in, door leading out to the garden and one radiator.

#### WC 4'1" x 3'9" (1.25 x 1.15)



WC with hand wash basin, radiator and a double glazed window.

#### Front Living Room 16'0" x 11'4" (4.90 x 3.47)



The front living room is a good size and has a large double glazed box bay window allowing plenty of light to flow in, a feature fireplace as a focal point to the room and one radiator. There are glass sliding doors leading to the rear dining area.

#### Rear Dining/Sitting Room 9'9" x 8'10" (2.98 x 2.70)



The rear dining/sitting room has double glazed patio doors leading out into the garden - perfect for the summer months. There is one radiator and a door with access to the kitchen from here.

### First Floor

#### Landing



The landing has a loft hatch, built in storage cupboard and a double glazed window.

#### Bedroom 1 13'10" x 11'5" (4.22 x 3.48)



The master bedroom is a good sized and has one radiator and a double glazed window.

### **Bedroom 2 11'0" x 9'0" (3.36 x 2.75)**



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

### **Bedroom 3 8'2" x 6'4" (2.50 x 1.95)**



This bedroom has a built in wardrobe providing storage, one radiator and a double glazed window.

### **Bathroom 8'9" x 5'6" (2.68 x 1.68)**



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

### **Outside**

#### **Front Garden**

There is a large stoned driveway to the front of the property with off road parking for two cars.

#### **Rear Garden**



Leading out from the back door is a paved patio area with space for seating. This leads onto a large area laid to lawn with boarders either side containing mature bushes and trees.

### **Garage 12'3" x 8'0" (3.75 x 2.45)**

There is a garage to the front of the property with up and over garage door.

### **Important Information**

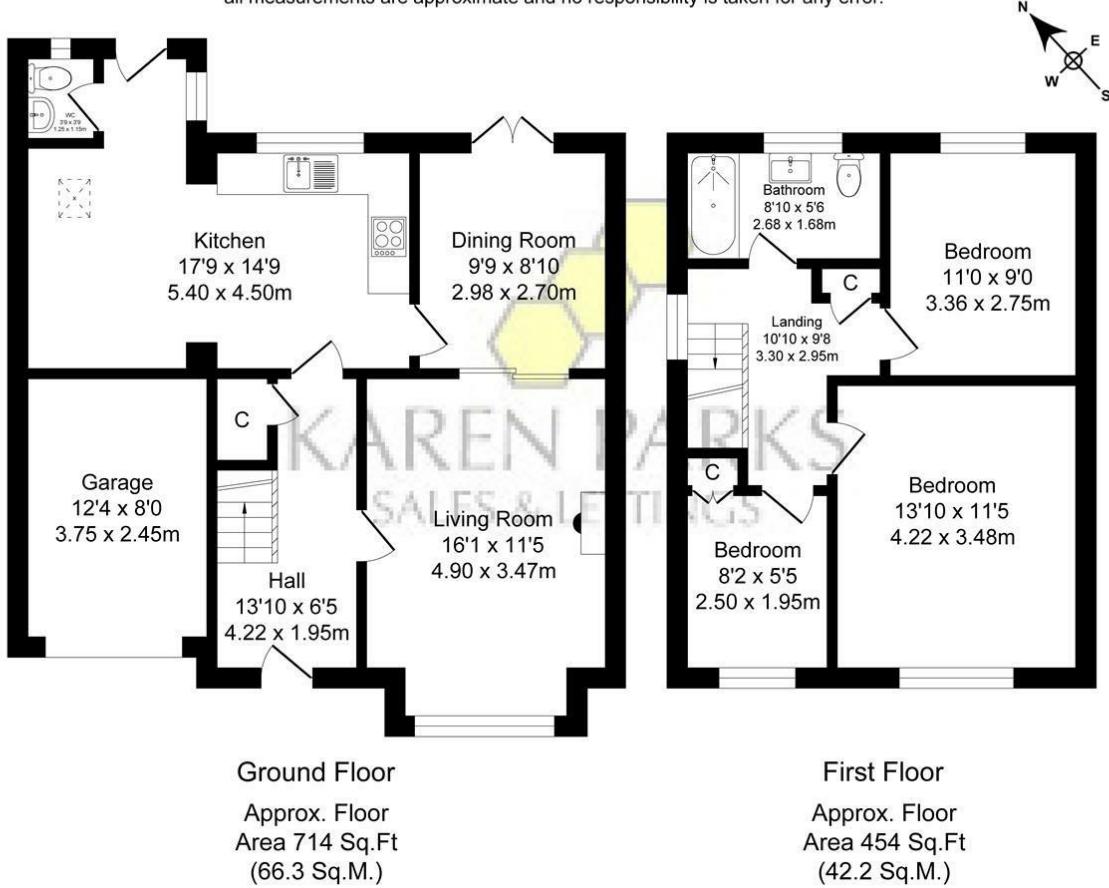
We take every care in preparing our sales details. They are checked and usually verified by the Vendor.

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.

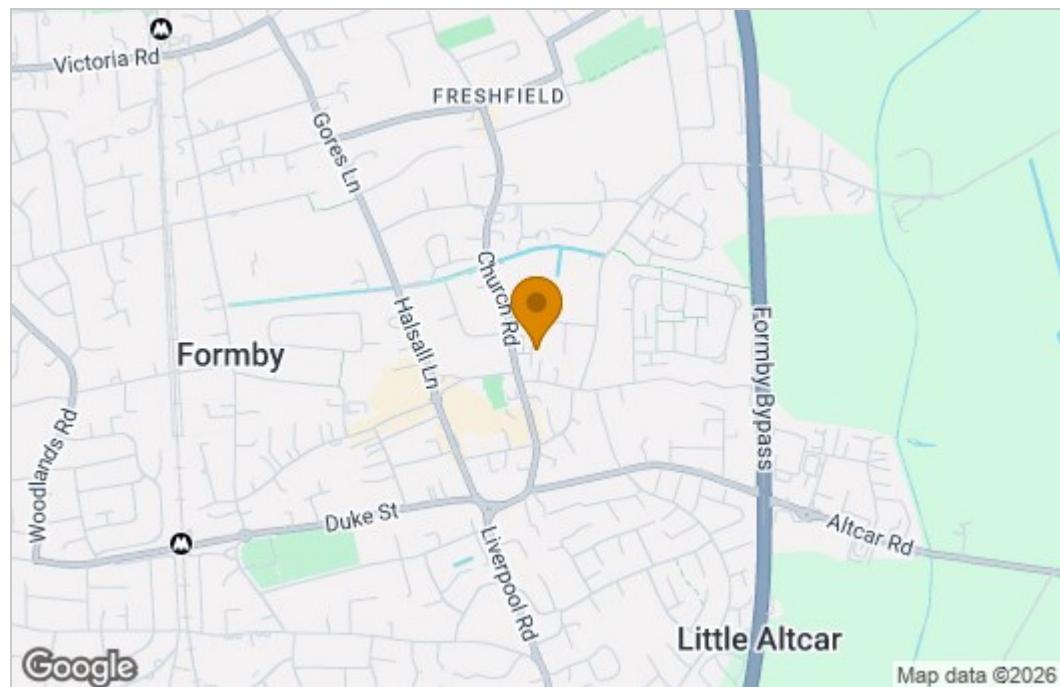
## Floor Plan

### Church Close, Formby, L37 3QF Total Approx. Floor Area 1168 Sq.ft. (108.5 Sq.M.)

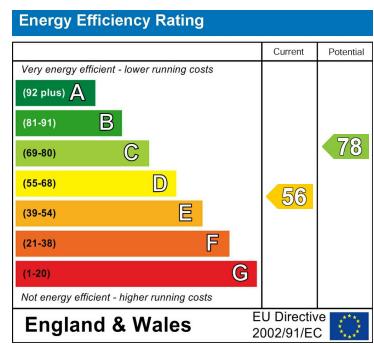
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Efficiency Graph



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.