

**KAREN PARKS**  
SALES & LETTINGS



**14 Watchyard Lane, Liverpool, L37 3JU**  
**Offers Over £270,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom, semi detached property boasting plenty of character features and with spectacular extensive rear gardens. The property briefly comprises of: to the ground floor - porch, dining room, lounge and kitchen. To the first floor are three double bedrooms and a family bathroom. There is off road parking to the front of the property and rear gardens spanning a huge length with seating areas, outdoor kitchen with pizza oven and lawn areas. The house has plenty of character features such as beams and a log burner for winter nights. The house is located just a short stroll from Formby village with all it's amenities such as shops, cafes and restaurants - as well as being on a bus route and within walking distance of primary schools.

## ACCOMMODATION

### Ground Floor

#### Porch 4'7" x 4'6" (1.40 x 1.38)

The porch has a door leading into the dining room.

#### Dining Room 13'0" x 12'11" (3.97 x 3.96)



Leading in from the porch is the dining room. There is a feature fireplace, one radiator, a double glazed window and double doors leading into the lounge. This can either be a separate room or opened up into a larger entertaining space.

#### Lounge 17'8" x 12'10" (5.40 x 3.92)



The characterful lounge has wooden beams, a log burner for cosy winter nights, one double glazed window and two radiators. Door leading through to the kitchen.

#### Kitchen 12'7" x 9'6" (3.85 x 2.90)



Leading through from the lounge is the kitchen with a range of wall and base units providing plenty of storage. There are two double glazed windows one of which with the sink below. There is one radiator and a door leading out to the garden. There is a central island with space for eating. There is space for a fridge-freezer, Range cooker, washing machine and dishwasher.

### First Floor

### Landing



The landing has a loft hatch, one radiator and a storage cupboard for bedding and towels.

#### Bedroom 1 14'1" x 13'7" (4.31 x 4.15)



The master bedroom is a good size and is very bright with two dual aspect windows. There are fitted wardrobes providing storage and one radiator.

#### Bedroom 2 12'8" x 12'0" (3.88 x 3.67)



The second bedroom has one radiator and a double glazed window.

### Bedroom 3 13'3" x 8'10" (4.05 x 2.70)



The third bedroom is a double room and has fitted wardrobes for storage, one radiator and a double glazed window.

### Bathroom



The bathroom comprises of a bath with overhead shower, hand wash basin, WC, heated towel rail, double glazed window and the boiler is located in here.

### Outside

#### Front Garden

The front of the property has a hedge for privacy and there is a driveway providing off road parking for multiple cars.

### Rear Garden



The stunning, expansive and well kept gardens have many different areas to them. Leading out from the back door is a patio area to enjoy a morning coffee with a work shop close by. This leads onto the outdoor kitchen complete with pizza oven, BBQ and a seating area. Leading onto an area laid to lawn with a space for children to play football.

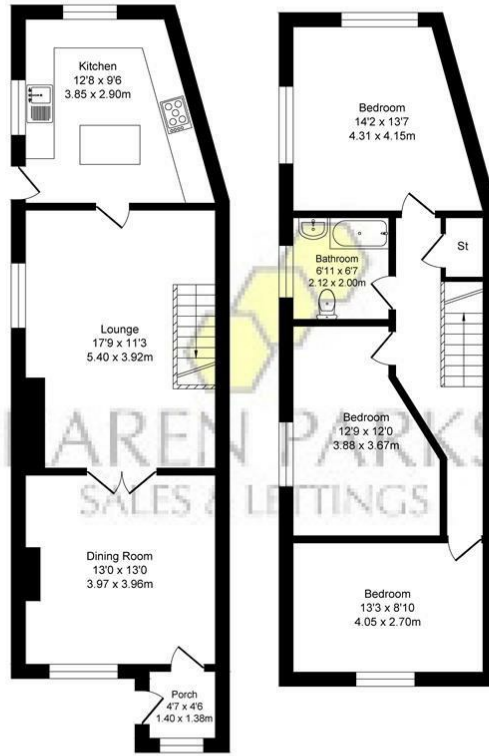
### Important Information

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

## Watchyard lane, Formby Total Approx. Floor Area 1132 Sq.ft. (105.2 Sq.M.)

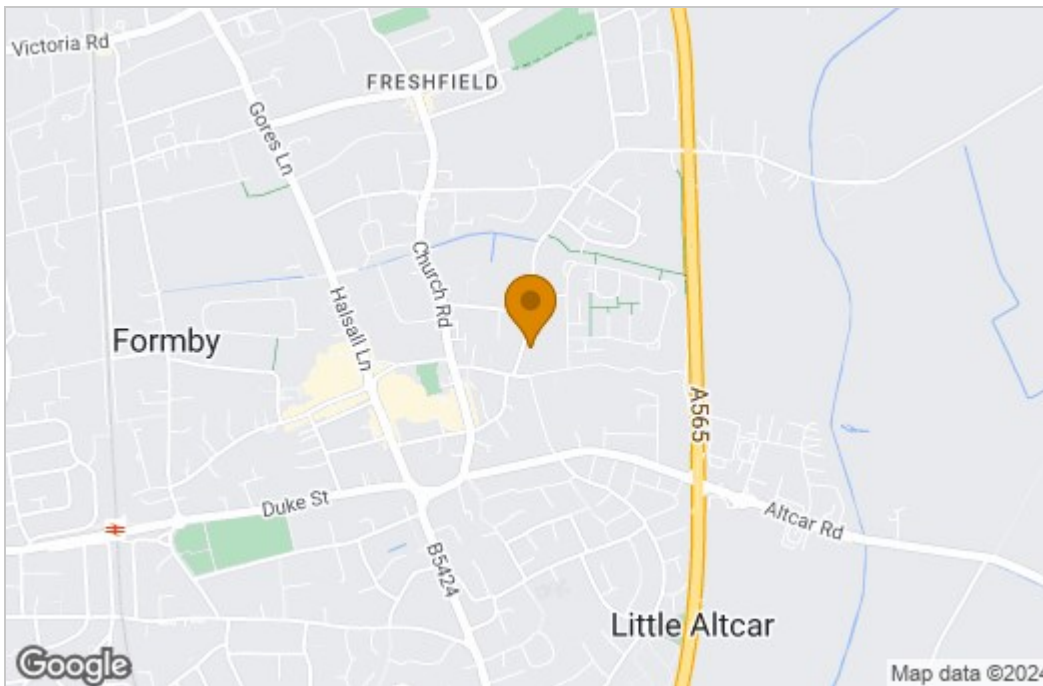
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



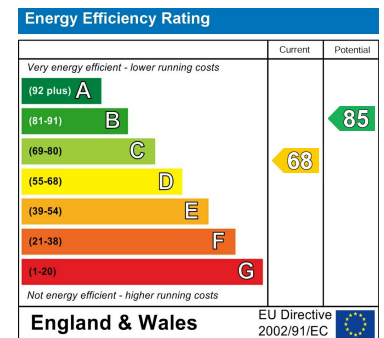
Ground Floor  
Approx. Floor Area 578 Sq.Ft (53.7 Sq.M.)

First Floor  
Approx. Floor Area 554 Sq.Ft (51.5 Sq.M.)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.