

KAREN PARKS
SALES & LETTINGS



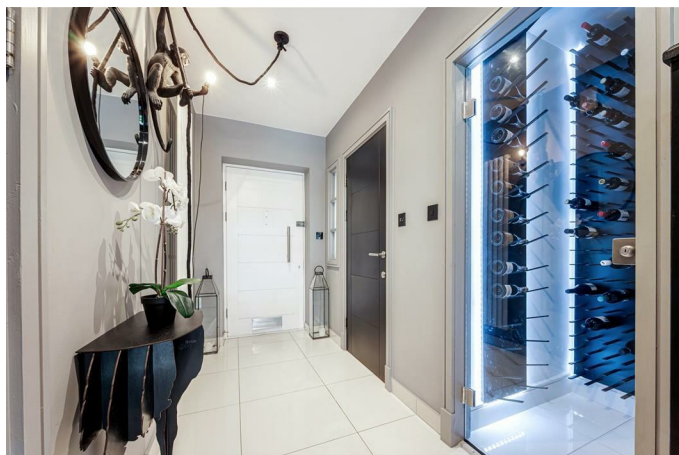
26 The Hamptons, Liverpool, L37 3JQ
Offers Over £400,000

Karen Parks Sales and Lettings are delighted to offer for sale this four bedroom town house that has been cleverly set out over three floors making it perfect for family living. The current owners have made upgrades and high end additions to the property that can only be truly appreciated by internal inspection. The property briefly comprises of: hallway with wine cellar, WC, open plan kitchen-diner family room. To the first floor is a separate lounge with South facing balcony and the master bedroom with walk in wardrobe area and ensuite. To the second floor are a further three bedrooms and spacious family bathroom. There is off road parking and a garage to the front of the house and beautifully landscaped gardens to the rear. The property is situated in a quiet spot but just a short stroll to local amenities such as shops, hairdressers and pubs and also walking distance to a bus stop. The house is also located extremely close to highly regarded local primary schools - perfect for families.

ACCOMMODATION

Ground Floor

Hallway



The hallway has one wall mounted upright radiator and a large under stairs storage cupboard. The hallway also has the added feature of a light up, glass wine cellar as a feature in the hall.

WC



WC with towel radiator, hand wash basin with drawers below and double glazed window.

Kitchen-Diner Family Room



The open plan kitchen-diner family room is the perfect space for both family living and also entertaining with sliding patio doors leading out into the garden, making it a bright and spacious room. There is a central island with room for bar stools and this also provides additional storage and worktop space. There is an integrated dishwasher, two fridge-freezers, sink, Bosch oven and grill, electric hob and microwave. There are three upright wall-mounted radiators in this room and space for both a dining table and also a sofa.

First Floor

Lounge



Located on the first floor is a spacious lounge with sliding patio doors leading out onto a sunny balcony. The current owners have installed a media wall with a modern electric feature fireplace, light up display shelves and push drawers below for extra storage. There is one radiator.

Balcony



Leading out from the lounge is a South facing balcony with room for seating, looking out over the garden.

Bedroom 1 with Walk in wardrobe



The master bedroom is an excellent size and has double doors opening onto a small balcony - perfect for in the summer months. There are sliding doors leading into a Sharps walk in wardrobe area providing plenty of storage space with an array of drawers, shelving and rails with hanging space. There is also a double glazed window in this area allowing light to flow in.

Ensuite



The spacious ensuite has a bath with shower head attachment, walk in shower with two shower heads, WC, hand wash basin with two drawers below and a light up mirror above and heated towel rail.

Second Floor

Landing

The second floor landing has one radiator.

Bedroom 2



This double bedroom has built in cupboards and shelving in the eaves and there is space for an additional wardrobe. There is one radiator, a velux window and and loft hatch.

Bedroom 3



This bedroom has beautifully built in bespoke cupboards and shelving in the eaves, one radiator and velux window.

Bedroom 4



This room is currently being used as an office but could alternatively be a fourth bedroom. There is one radiator and a double glazed window looking out to the front of the property.

Bathroom



The family bathroom comprises of a bath with over head shower, separate walk in shower with two shower heads, WC, hand wash basin, round double glazed window, and storage cupboard containing the boiler.

Outside

Garage

The garage can be accessed from both the front of the property and also internally from the hallway. There is a utility area in the garage with space for washing machine and dryer and storage cupboards above.

Front Garden

The front of the property has a paved driveway providing off road parking for two cars.

Rear Garden



The rear garden has been beautifully designed and landscaped by the current owners and is an excellent space to enjoy the South facing garden. There are two patio areas to enjoy alfresco dining and BBQ's, with artificial grass separating the two for easy maintenance and upkeep. Either side of this are raised plant beds containing an array of Bay trees and bushes lining either side of the garden and these light up once dusk hits. The rear wall of the garden is covered in Vistagreen giving a lovely outlook from the kitchen onto the garden even through the winter months.

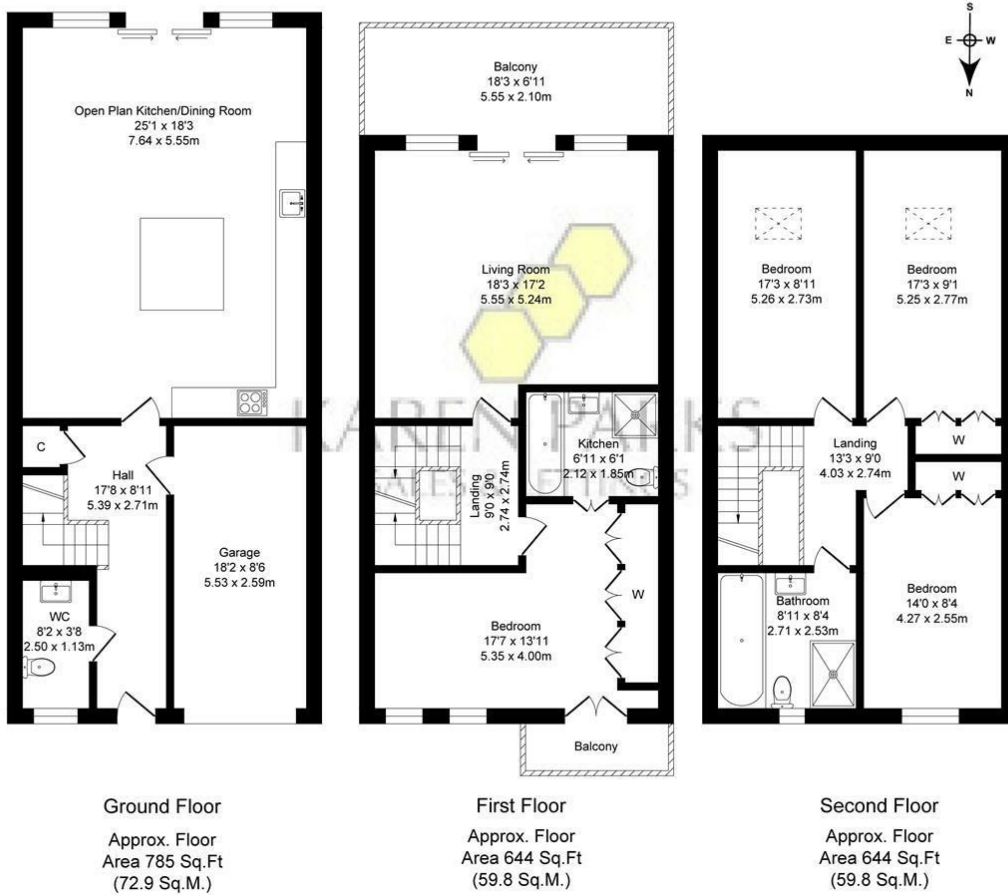
Important Information

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.

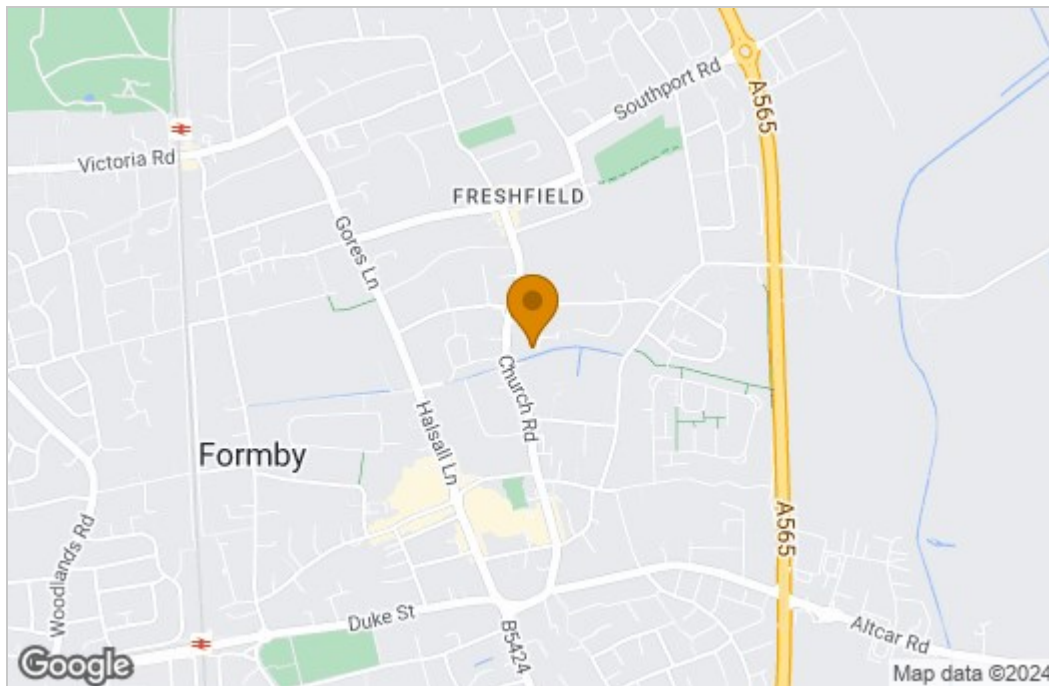
Floor Plan

The Hamptons, Formby Total Approx. Floor Area 2073 Sq.ft. (192.5 Sq.M.)

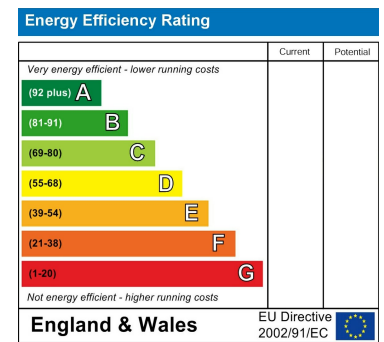
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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