



DRAFT COPY:

I confirm that I have checked all details in these particulars and they are correct in all respects.

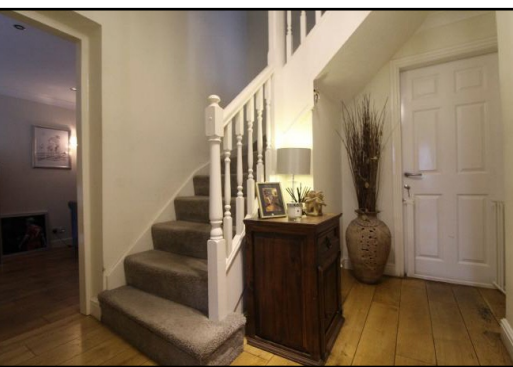
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11 Mayfield Avenue, Formby

Karen Parks Sales and Lettings are delighted to bring to market the opportunity to purchase this beautifully presented four/five bedroom detached residence. The property is located in a much sought after location close to the Nature Reserve and pinewoods, as well as in close proximity to local schools and shops. The property briefly comprises of: hallway, WC, lounge, dining room, open plan kitchen-living area into conservatory. To the first floor are three bedrooms, two of which have ensembles and a family bathroom. To the second floor is the office/fourth bedroom. The property is set back off the road making it private and has ample parking to the front, gardens to the rear and a garage. NO ONWARD CHAIN.

Offers Over £550,000



11 Mayfield Avenue, Formby

ACCOMMODATION

Ground Floor

Hallway

WC

5'11 x 2'10 (1.80m x 0.86m)

Hand wash basin, WC, heated towel rail and double glazed window.

Lounge

12'09 x 19'0 (3.89m x 5.79m)

A spacious lounge with feature fireplace, one radiator and a double glazed box bay window.

Dining Room

18'01 x 8'01 (5.51m x 2.46m)

Situated at the front of the property is the dining room with a double glazed window and a radiator.

Kitchen into Living Area

19'10 x 19'10 into 13'02 x 11'03 (6.05m x 6.05m into 4.01m x 3.43m)

To the rear of the property is the open plan kitchen and living area that opens into the conservatory. This space is perfect for family living and entertaining guests. The kitchen has a range of wall and base units providing plenty of storage and complete with breakfast bar with space for high stools. There is an integrated Neff double oven, grill and hob. There is an integrated dishwasher and fridge-freezer. There is a sink and double glazed window looking out into the garden. There are three grey up right wall mounted radiators. From the living area there are double glazed french doors leading out to a seating area in the garden.

Conservatory

11'09 x 11'08 (3.58m x 3.56m)

Opening from the kitchen is this beautiful conservatory with double french doors leading to the garden, one radiator and opening windows around the room. The conservatory is complete with spotlights.

First Floor

Landing

A good size landing with two radiators and a double glazed window.

Bedroom 1 with Dressing Area

16'11 x 12'0 (5.16m x 3.66m)

The spacious master bedroom is complete with juliet balcony doors and two double glazed windows allowing an abundance of light to flow into the room. This leads into a dressing area with fitted wardrobes for storage. There are two radiators.

Ensuite

8'08 x 6'06 (2.64m x 1.98m)

Situated off the master bedroom is this ensuite comprising of a large walk in shower with two shower heads, hand wash basin, WC, bath, heated towel rail and double glazed window.

Bedroom 2

11'04 x 11'0 (3.45m x 3.35m)

This bedroom over looks the front of the property through two double glazed windows. There is one radiator and fitted wardrobes and drawers providing plenty of storage.

Ensuite

7'07 x 3'06 (2.31m x 1.07m)



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The ensuite has a shower, WC, hand wash basin, heated towel rail and double glazed window.

Bedroom 3

10'01 x 9'02 into 11'02 x 7'06 (3.07m x 2.79m into 3.40m x 2.29m)

This bedroom has been opened up into one large bedroom, however it could easily be converted back into two separate bedrooms as both doors are still in situ. There are two double glazed windows and two radiators.

Second Floor

Bedroom 4/Office

12'03 x 10'04 (3.73m x 3.15m)

Leading up to the second floor this bright room is currently being used as an office, which is perfect for all those working from home, however it could alternatively be used as a bedroom. There are double glazed windows and also three velux windows to allow in extra light. There are also two storage spaces into the eaves.

Outside

Front Garden

There is a large paved driveway leading up to the property with space for off road parking for multiple cars. There is also a small area laid to lawn and an array of large bushes and shrubs making the property very private from the road.

Rear Garden

The rear garden has a paved area leading out from the conservatory and also a slightly raised decking area perfect for alfresco dining. The patio leads onto an area laid to

lawn and the garden is lined with a row of hedges and plants.

Garage

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.



