KAREN PARKS
SALES & LETTINGS

119 Raven Meols Lane, Liverpool, L37 4DE

Offers Over £485,000

Karen Parks Sales and Lettings are pleased to bring to market this spacious, double fronted four bedroom semi detached family home. The property briefly comprises of: enclosed porch, hallway, living room, L shaped kitchen-diner with doors to the garden and a sitting room. There are four bedrooms to the first floor and a modern family bathroom housing a reently fitted boiler. The house occupies an excellent corner plot and there is a driveway to the front of the property providing space for up to four cars and to the rear are extensive, sunny gardens which very few properties of this type have such large gardens. The property and gardens offer excellent opportunity for extension subject to suitable planning and building regulations. The house is situated in a quiet spot but yet just a short stroll to Formby village with all it's amenities such as shops, restaurants and cafes. It is also within walking distance of Formby station for those commuting and close to a bus route. Offered for sale with potential of NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch
Enclosed porch with two windows leading into the hallway.

Hallway
The hallway has one radiator and access into all rooms.

Living Room 19'0" x 12'0" (5.80 x 3.68)

The living room is an excellent size and has a large double glazed box bay window, one radiator and a modern electric feature fireplace as a focal point to the room.

Kitchen-Diner 12'11" x 12'6" into 16'0" x 8'10" (3.95 x 3.82 into 4.90 x 2.70)

The open plan L shaped kitchen-diner is perfect for family living or entertaining. There are a range of white gloss wall and base units providing storage for the kitchen, two dual aspect double glazed windows allowing in plenty of light and double patio doors opening out into the garden. There is a sink, integrated fridge-freezer, oven and hob and space for a dishwasher and washing machine. There are two radiators and an under stairs storage cupboard.

Sitting Room 17'8" x 9'8" (5.40 x 2.96)

The sitting room is excellent for an additional sitting area or alternatively a playroom or office for those working from home. There is a double glazed window at either end of the room allowing an abudance of light to flow through and one radiator.

First Floor

Landing

The landing has a double glazed window allowing in light and a loft hatch with loft ladder.

Bedroom 1 15'10" x 13'7" (4.85 x 4.15)

The master bedroom is an excellent size with a large double glazed window allowing plenty of light into the room and there is one radiator.

Bedroom 2 12'11" x 10'4" (3.95 x 3.15)

This bedroom has lovely views out over the garden through the double glazed window and there is one radiator.

Bedroom 3 14'0" x 10'0" (4.28 x 3.05)

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

Bedroom 4 9'0" x 7'0" (2.75 x 2.15)

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

Bathroom 9'0" x 7'7" (2.75 x 2.33)

The modern family bathroom comprises of a P shaped bath with over head shower with two shower heads, WC, hand wash basin with cupboard below, two heated towel rails and a storage cupboard with shelving and also containing the recently fitted boiler.

Outside

Front Garden
The front of the property has a large driveway providing off road parking for up to four cars. Either side of the driveway is lined with mature and colourful bushes adding greenery and curb appeal to the front of the house.

Rear Garden

Stepping out from the double doors is a large paved area offering plenty of space for seating and a BBQ. This leads onto an extensive area laid to lawn which expands out wider to the rear of the garden offering a generous size plot around 140 ft long. Either side of the lawn is boarded by beds containing mature trees, bushes and shrubs adding privacy to the garden.

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

Raven Meols Lane, Formby, L37 4DE

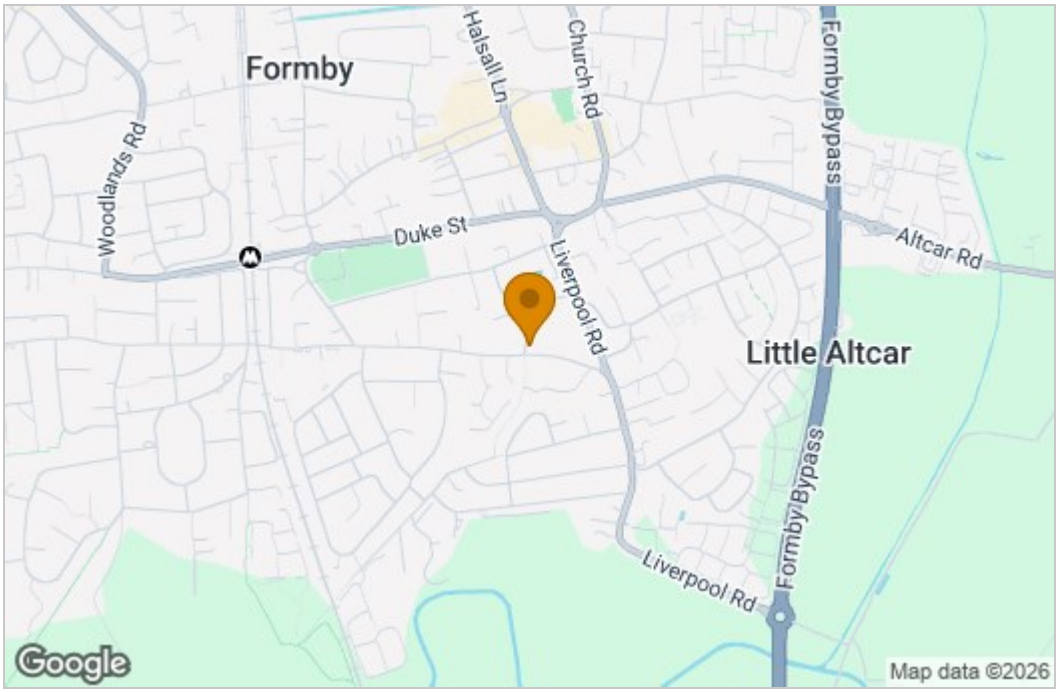
Total Approx. Floor Area 1574 Sq.ft. (146.2 Sq.M.)

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.

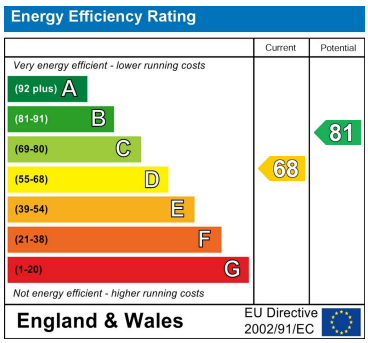
Ground Floor
Approx. Floor Area 868 Sq.Ft (80.6 Sq.M.)

First Floor
Approx. Floor Area 706 Sq.Ft (65.6 Sq.M.)

Area Map



Energy Efficiency Graph



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