

KAREN PARKS
SALES & LETTINGS



4 Marshallsay

Formby, Liverpool, L37 4EH

£1,750 Per Month



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ACCOMMODATION

Ground Floor

Hallway

Hallway with tiled floor leading into the lounge.

Lounge

19'8" x 11'9" (6.00 x 3.60)

The lounge is a good size and has a media wall with built in modern electric fireplace and space for TV. There is one radiator and a double glazed window to the front of the room. The lounge opens up into the kitchen-diner space.

Open to Kitchen-Diner

21'10" x 16'1" (6.66 x 4.92)

Opening up from the lounge is the kitchen diner. There are bi-folds opening up into the garden, a double glazed window and three additional velux windows allowing plenty of light to flow in. The modern fitted kitchen has a range of wall and base units providing plenty of storage as well as a wall of additional storage cupboards. There is space for bar stools on the island area. There is an integrated fridge-freezer, washing machine, dishwasher, oven and hob with extractor.

WC

Situated off the kitchen is a WC with hand wash basin.

Snug/Bedroom 4

15'7" x 7'5" (4.76 x 2.28)

This room could either be used as a fourth bedroom as it is currently or alternatively a snug or home office. There is a fitted storage cupboard, one radiator and two double glazed windows allowing in plenty of light.

First Floor

Landing

Bedroom 1

12'6" x 11'10" (3.83 x 3.63)

The master bedroom has a row of fitted grey wardrobes providing plenty of storage for the room. There is one radiator and a double glazed window.

Bedroom 2

12'5" x 8'1" (3.79 x 2.48)

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

Bedroom 3

11'10" x 6'11" (3.63 x 2.13)

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

Bathroom

11'1" x 7'2" (3.38 x 2.20)

The spacious bathroom comprises of a bath, shower with two shower heads, WC, hand wash basin with cupboard below, double glazed window and heated towel rail.

Outside

Front Garden

The front of the property has an area laid to lawn in front of the lounge window and a driveway for off road parking.

Rear Garden

There is a paved patio area leading out from the bi-fold doors then goes onto an area laid to lawn with a further paved patio area to the rear of the garden - making it a low maintenance garden. This is a perfect space for alfresco dining and BBQ's in the summer months.

Tel: 01704 835780



Road Map



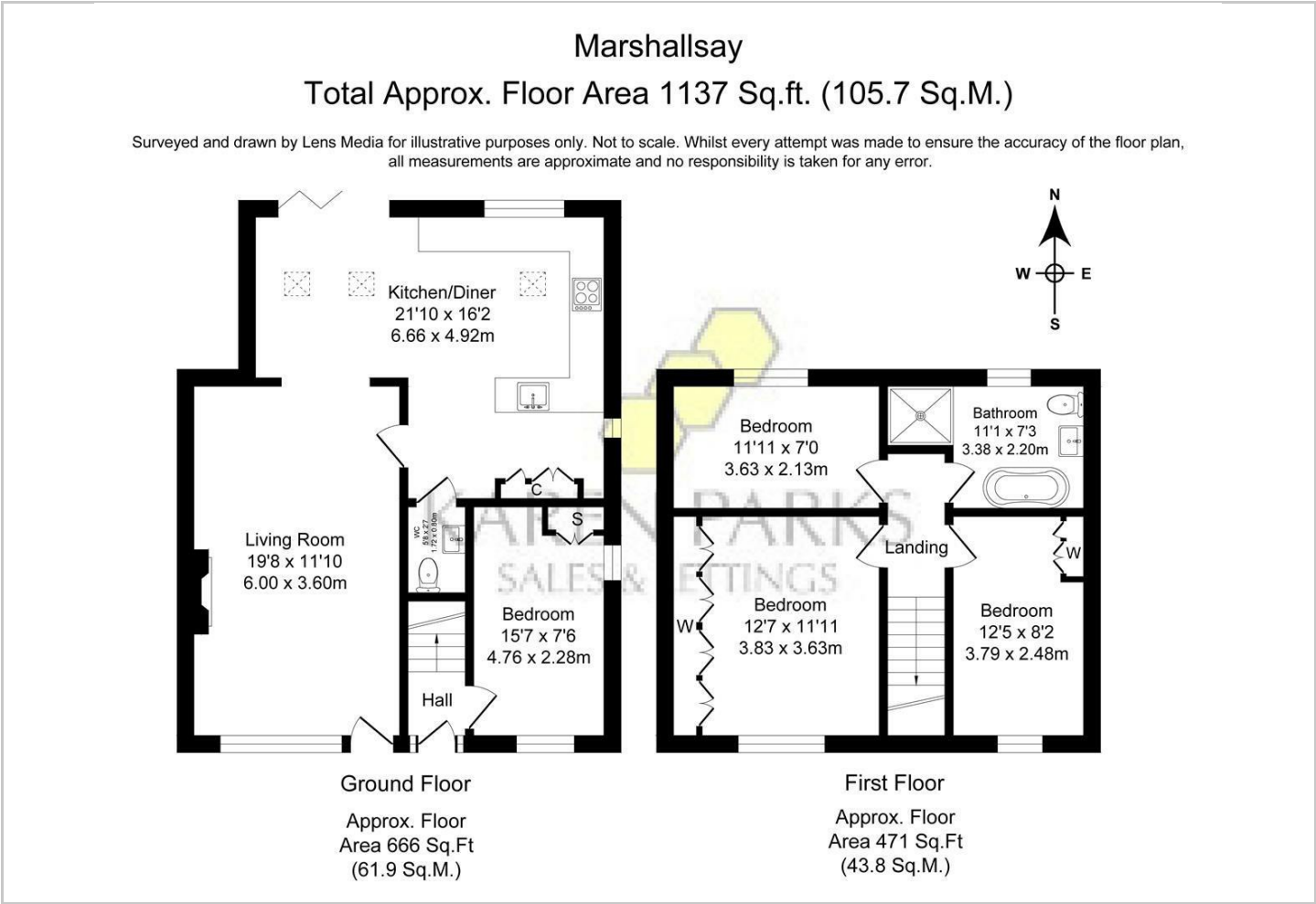
Hybrid Map



Terrain Map



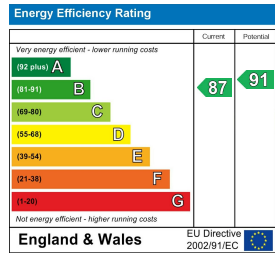
Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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