KAREN PARKS
SALES & LETTINGS









30 Firs Crescent, Liverpool, L37 1PT

Offers Over £695,000

Karen Parks Sales and Lettings are delighted to offer the opportunity to purchase this beautifully refurbished three bedroom detached turn key property. The property has been modernised to a very high standard and is situated in an extremely sought after location. The property briefly comprises of a large hallway with an impressive double height ceiling and feature light, open plan kitchen-diner with a central island, a lounge with bi-fold doors opening out onto the garden, utility room and WC. To the first floor is a large master bedroom with ensuite, a further two double bedrooms and a family bathroom with seperate bath and shower. The front of the property has a large driveway with mature trees giving privacy to the house and there are gardens to the rear. The house is situated in a popular but peaceful area just a stones throw from Formby nature reserve and Beach, Freshfield train station and local shops and hairdressers. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway





The hallway is a lovely light space with a double height ceiling and feature light as you enter into the property. There is an understairs storage cupboard and one upright wall mounted radiator.

Lounge 19'8" x 12'2" (6.00 x 3.71)





The lounge is situated to the rear of the house with bi-fold doors opening out over the garden which is perfect for the summer months and there are two radiators.

Kitchen-Diner





The open plan kitchen-diner is the perfect space for family living and entertaining with a large central island with hob and downward draft extractor, two wine fridges, space for bar stools and storage. There are a range of wall and base units as well as a full length wall of cupboards containing shelving for a vast amount of storage. There is a sink and integrated oven/grill, microwave, dishwasher and fridge-freezer. There are two double glazed windows, a set of patio doors opening out to the side of the house and one radiator.



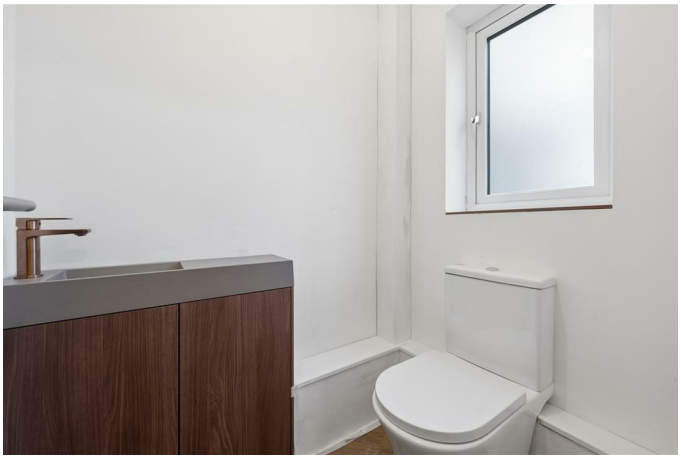


Utility Room 4'11" x 4'11" (1.50 x 1.50)



The utility room houses the boiler, there is a washing machine, dryer and door to the WC.

WC 4'11" x 4'11" (1.50 x 1.50)



WC with hand wash basin and double glazed window.

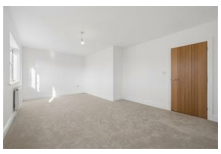
First Floor

Landing




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

Bedroom 1 19'8" x 11'9" (6.00 x 3.60)


The master bedroom is an excellent size and has two large double glazed windows allowing an abundance of light to flow in, there are two radiators and a door to the ensuite.

Ensuite 4'11" x 4'11" (1.50 x 1.50)



Ensuite with WC and hand wash basin.

Bedroom 2 10'9" x 10'5" (3.30 x 3.20)




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

Bedroom 3 10'5" x 8'10" (3.20 x 2.70)



The third bedroom has a double glazed window looking out to the front of the property and one radiator.

Bathroom 8'10" x 8'4" (2.70 x 2.56)





The spacious family bathroom comprises of a bath with shower head attachment, corner shower cubicle with two shower heads, WC, hand wash basin with drawer below, double glazed window and heated towel rail.

Outside

Front Garden
The front of the property has a large stoned driveway providing off road parking for a number of cars leading up to the double garage. There is an area laid to lawn edged by mature trees offering greenery and privacy to the front of the house.

Rear Garden



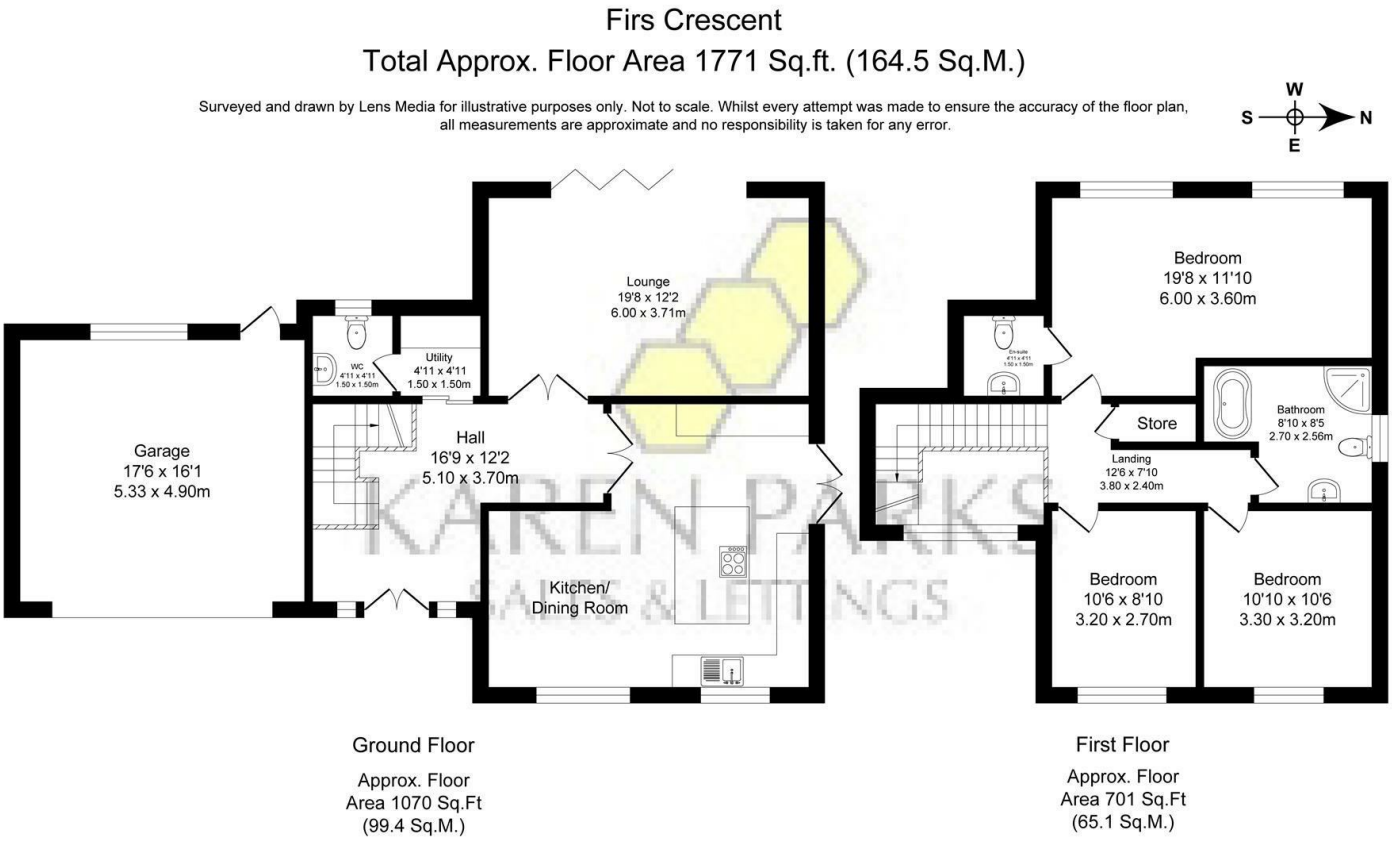


Leading out from the bi-fold doors is a tiled patio with space for seating to enjoy some alfresco dining, this leads onto a large area laid to lawn. The rear garden is a lovely tranquil space to sit and enjoy the sound of birds and nature surrounding you, and the garden is edged with mature trees.

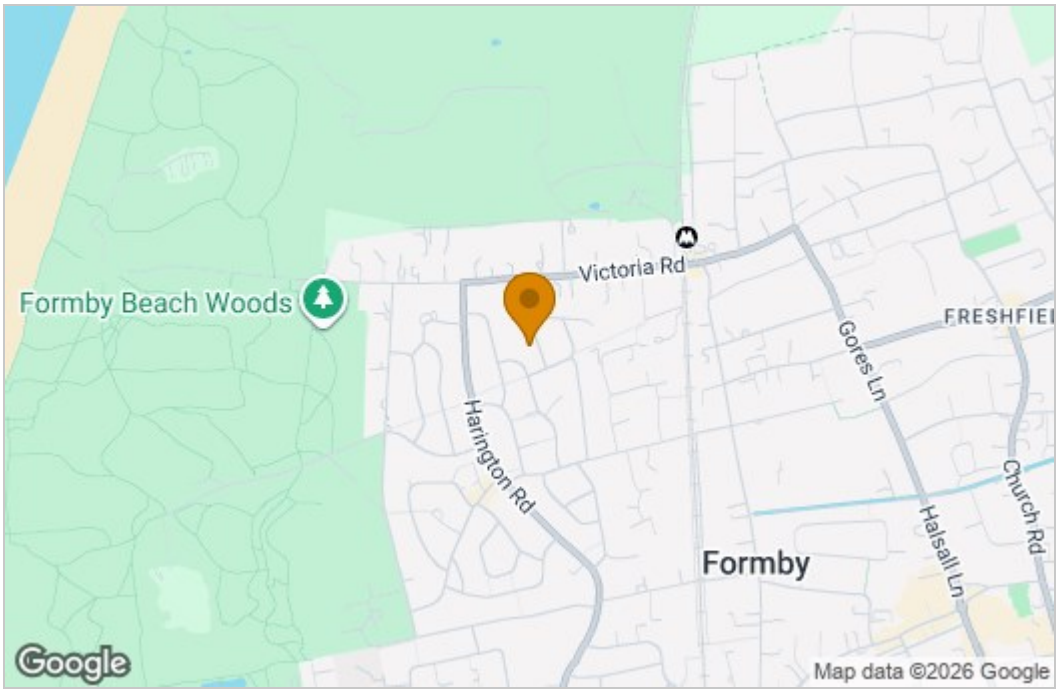
Double Garage 17'5" x 16'0" (5.33 x 4.90)
There is a double garage with electric door to the front, a door leading out from the rear into the garden and there is power to the garage.

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.

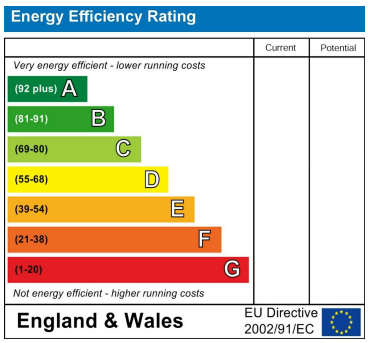
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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