

KAREN PARKS
SALES & LETTINGS



37 St. Annes Road, Liverpool, L37 7AS
Offers Over £495,000

Karen Parks Sales and Lettings are pleased to offer for sale this deceptively spacious four bedroom semi detached house offering plenty of living space and four excellent sized bedrooms perfect for a family. The property briefly comprises of: enclosed porch, hallway, front living room, dining room and L shaped kitchen opening into a family room and WC. To the first floor are four bedrooms all with fitted wardrobes and a modern family bathroom. There is a large driveway providing off road parking to the front of the house and beautifully kept gardens to the rear with a large patio. The property is situated in a quiet location but still close to local amenities such as shops, hairdressers, train station, cafes and within the catchment area of local highly regarded Primary schools. It is also within easy reach of the Pinewoods and Nature reserve and easily accessible to the Formby bypass for those commuting to Southport or Liverpool for work. Offered for sale WITH NO ONWARD CHAIN. Early viewing is advised to appreciate the space on offer.

ACCOMMODATION

Ground Floor

Enclosed Porch



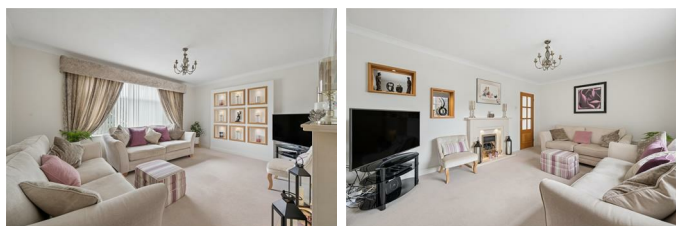
Enclosed porch with one radiator and a double glazed window with obscured glass to the side.

Hallway



The hallway has one radiator and an understairs storage cupboard providing plenty of storage space.

Front Living Room 15'11" x 11'11" (4.86 x 3.65)



The front living room is an excellent size and has a large double glazed window to the front, one radiator, a light up feature display unit as a focal point to the room and gas fireplace with spot lights.



Dining Room 13'5" x 9'10" (4.10 x 3.00)



The dining room has tiled flooring, one radiator, a double glazed window and door through to the open plan kitchen-family room.

Kitchen Open to 26'10" x 21'7" (8.20 x 6.60)



The kitchen has a range of white wall and base units providing plenty of storage and a sink with double glazed window above looking out onto the garden. There is an integrated dishwasher, fridge-freezer, range cooker and extractor. There is space for a washing machine and dryer and door into the garage. The kitchen opens into the dining-family area.

Dining-Family Room 12'1" x 10'10" (3.70 x 3.32)



Opening out from the kitchen is an L shaped living-dining space which is perfect for family living and entertaining guests. The boiler is located here and there is a double glazed window to the side of the dining area and there is one radiator. There are double patio doors opening out into the garden, perfect for summer months and double glazed windows either side allowing an abundance of light to flow through.

WC 6'6" x 2'11" (2.00 x 0.91)



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

First Floor

Landing

The spacious landing has two double glazed windows and a loft hatch.

Bedroom 1 15'11" x 11'11" (4.86 x 3.65)



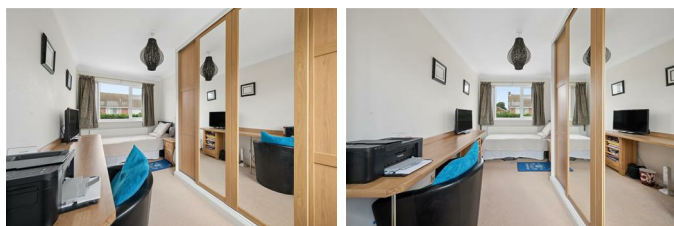
The master bedroom is an excellent size and has a row of mirrored fitted sliding wardrobes providing plenty of storage space. There is a large double glazed window and one radiator.

Bedroom 2 12'4" x 9'10" (3.76 x 3.00)



This bedroom has fitted wardrobes for storage, one radiator and a double glazed window looking out over the garden.

Bedroom 3 15'5" x 7'10" (4.70 x 2.40)



The third double bedroom has a row of floor to ceiling sliding wardrobes for storage, a built in desk, one radiator and two double glazed windows to the front

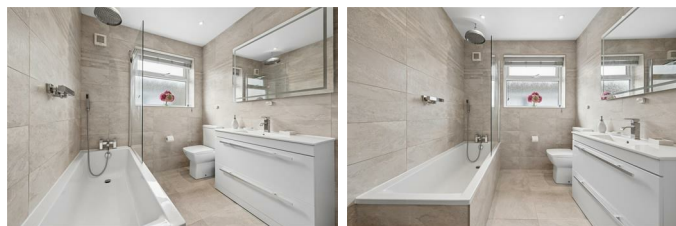
and rear of the room allowing plenty of light to flow through.

Bedroom 4 11'1" x 8'6" (3.40 x 2.60)



This bedroom is currently used as an office but could be easily used as a fourth bedroom with having fitted wardrobes. There is one radiator, a double glazed window and loft hatch.

Bathroom 9'10" x 6'10" (3.00 x 2.10)



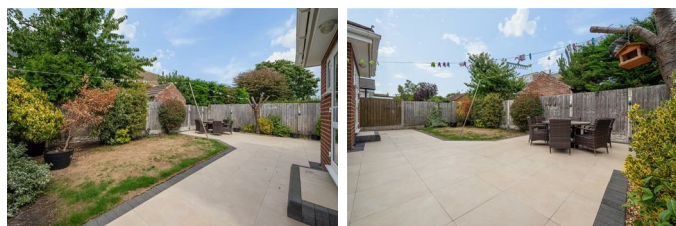
The family bathroom has a bath with over head shower and a shower head attachment. There is a sink with two drawers below, WC, double glazed window with obscured glass, towel radiator, and storage cupboard housing the water tank.

Outside

Front Garden

The front of property has wrought iron gates opening onto the spacious block paved driveway providing off road parking for a number of cars and giving curb appeal to the front of the property. Lining the driveway is a low level brick wall with mature bushes and shrubs giving privacy to the house.

Rear Garden



Stepping out from the patio doors is a large paved patio offering plenty of space for seating and to enjoy alfresco dining and BBQ's in the summer months.

There is an area laid to lawn with borders surrounding containing an array of bushes, shrubs and plants. The rear of the property has beautiful lighting for a summers evening sat in the garden and there is a Keter shed for storage of gardening equipment.



Garage 10'9" x 7'10" (3.30 x 2.40)

The garage has an up and over door to the front and also internal access from the kitchen into the rear of 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

St Annes Road, Formby
Total Approx. Floor Area 1631 Sq.ft. (151.5 Sq.M.)

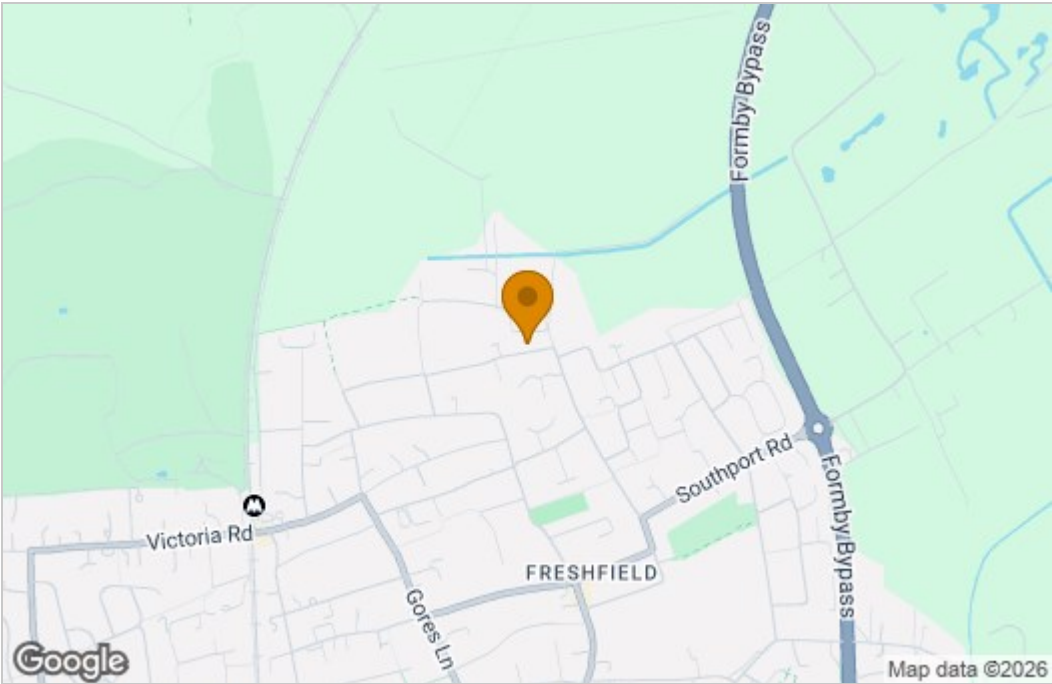
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



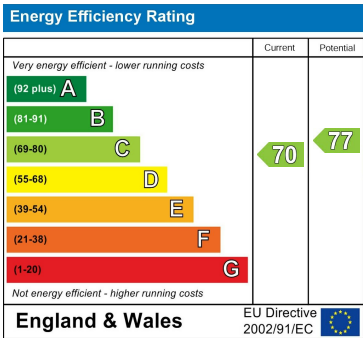
Ground Floor
Approx. Floor Area 938 Sq.Ft (87.1 Sq.M.)

First Floor
Approx. Floor Area 693 Sq.Ft (64.4 Sq.M.)

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.