



KAREN PARKS
SALES & LETTINGS



2 Birkey Lane, Formby, Liverpool, L37 4BU
Offers Over £475,000

Karen Parks Sales and Lettings are delighted to bring to market this deceptively spacious three bedroom semi detached property offering the perfect blend of character and modern features. The house would be perfect for a couple or family due to the space on offer but offers potential for further expansion. The property briefly comprises of: porch, hallway, front lounge, kitchen-diner, rear sitting room, WC and utility room. To the first floor are three bedrooms with an ensuite shower room to the master and a family bathroom. The property sits on a expansive plot with a large driveway to the front with garage storage and generous sized gardens to the rear. There is an outbuilding and office space with power. 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.

ACCOMMODATION

Ground Floor

Enclosed Porch

Enclosed porch leading into the hallway.

Hallway 15'7" x 10'6" (4.75 x 3.22)

The hallway has two radiators and a meter cupboard.

Front Lounge 14'1" x 13'6" (4.30 x 4.13)



The front lounge is a cosy room complete with a log burner as a focal point to the room and perfect for a winter evening. There are three double glazed windows, a radiator and built in shelving and cupboards in the alcoves.

Kitchen-Diner 22'9" x 11'11" (6.94 x 3.64)



The modern open plan kitchen-diner is perfect for family living and entertaining, there is a dining area with sliding patio doors out to the side garden. The kitchen area has a range of wall and base units providing plenty of storage, there is a sink with double glazed window above, integrated fridge-freezer, wine cooler, dishwasher, oven, microwave, induction hob and extractor. There is a island with cupboards built in one side and space for bar stools. There is one radiator and door to rear sitting room.

Rear Sitting Room 16'7" x 8'9" (5.07 x 2.67)



The rear sitting room is a lovely bright space with an abundance of light flowing in from the bi-fold doors, velux window and additional window to the side and a great room to enjoy views of the expansive rear garden. There are two upright wall radiators.

Utility Room 6'8" x 5'2" (2.04 x 1.59)



The utility room has a sink, double glazed window, the boiler is located here and there is space for a washing machine, dryer and fridge-freezer. There are cupboards for storage and a door leading out into the garden.

WC 6'8" x 3'3" (2.04 x 1.00)



WC with hand wash basin and towel radiator.

First Floor

Landing



The landing has a window allowing light to flow in and a loft hatch.

Bedroom 1 14'9" x 10'6" (4.52 x 3.21)



The master bedroom is a good size and has a range of fitted wardrobes, cupboards and drawers providing plenty of space for the room. There are two double glazed windows, a radiator and door to the ensuite.

En-Suite 12'0" x 5'5" (3.68 x 1.66)



The ensuite has a corner shower cubicle with two shower heads, WC, a hand wash basin in vanity unit with drawers and cupboard space, towel radiator and double glazed window.

Bedroom 2 10'2" x 10'0" (3.10 x 3.05)

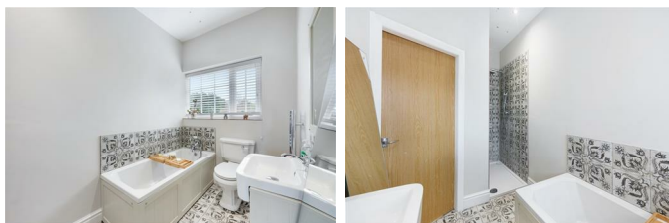


The second double bedroom has one radiator and a double glazed window.

Bedroom 3 10'9" x 7'8" (3.28 x 2.36)

The third bedroom has built in storage cupboards, one radiator and a double glazed window looking out to the front of the property.

Bathroom 11'10" x 5'9" (3.62 x 1.76)



The spacious family bathroom comprises of a large walk in shower with two shower heads, bath with shower head attachment, WC, hand wash basin with cupboard and a towel radiator.

Outside

Garage Storage 11'6" x 9'7" (3.52 x 2.93)

There is an up and over garage door opening into a half length garage providing storage space.

Front Garden



There is a large stoned driveway providing off road parking for a number of cars, and an area laid to lawn in front of the lounge window. The front of the property has hedges giving curb appeal and providing privacy to the house, there is a wooden gate with a paved pathway leading to the front door.

Side Garden



Leading out from the sliding patio doors is a side garden with a large patio area which is perfect for BBQ's and a small area of lawn.

Rear Garden



Leading out from the bi-fold doors is a paved patio area with space for seating to enjoy some alfresco dining, this leads onto an extensive area laid to lawn spanning to the end of the garden. Either side of the lawn are beds containing mature bushes, trees and shrubs that have been beautifully maintained and give 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

Birkey Ln, Formby, Liverpool
Total Approx. Floor Area 1852 Sq.ft. (172.1 Sq.M.)

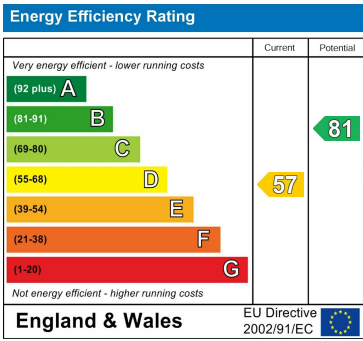
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.