KAREN PARKS
SALES & LETTINGS

15 Wicks Lane, Liverpool, L37 3JF

Offers Over £625,000

Karen Parks Sales and Lettings are delighted to bring to market this spacious four bedroom detached property boasting beautiful features such as open fire places and bay windows. The property is in need of modernisation but offers lovely character features and excellent potential. This lovely family home benefits from a beautiful South facing garden and double garage with plenty of scope for extension and improvement subject to suitable planning. The property briefly comprises of: hallway, WC, dining room, living room, kitchen and family room. To the first floor are four double bedrooms and two family bathrooms. There is a large driveway and gardens to the front of the property. It is situated in a sought after location just a short stroll to Formby village with all its amenities such as shops, restaurants, cafes and the gym and also within walking distance of Formby pinewoods. It is also positioned close to both Primary and Secondary schools making it a perfect family home. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

The hallway has one radiator, a cupboard containing the gas meter and tiled floor.

WC
WC with hand wash basin and double glazed window.

Dining Room 13'11" x 13'0" (4.25 x 3.98)

The dining room has a beautiful single glazed bay window looking out to the front of the property, one radiator, a feature fireplace as a focal point to the room with shelving and a cupboard to one side of the alcove.

Front Lounge 16'0" x 13'0" (4.88 x 3.98)

The spacious lounge has a large single glazed bay window, one radiator and a feature electric fire with surround.

Family Room 11'11" x 11'10" into 14'3" x 14'1" (3.65 x 3.63 into 4.35 x 4.30)

The open plan sitting-dining family room is perfect for entertaining and family living with it opening up into the kitchen. There are two radiators, double patio doors opening up into the garden and smaller windows to the sides of the room allowing in plenty of light. In the dining area there is open fire surround and alcove units to either side of this providing storage.

Kitchen 17'5" x 10'7" (5.31 x 3.25)

The kitchen has a range of wall and base units providing storage, as well as an additional full length cupboard with space for a washing machine and dryer. There is a sink, two double glazed windows, a door out to the garden and one radiator. There is an integrated dishwasher and space for an oven and fridge-freezer.

First Floor

Landing

The landing has a loft hatch.

Bedroom 1 19'6" x 12'7" (5.95 x 3.86)

The master bedroom is an excellent size and has a single glazed window, one radiator and two single fitted wardrobes.

Bedroom 2 15'10" x 12'11" (4.85 x 3.95)

The second double bedroom has a large single glazed window to the front, one radiator and two double fitted cupboards providing plenty of storage.

Bedroom 3 11'10" x 11'10" (3.63 x 3.63)

This bedroom has a double glazed window with lovely views out over the rear garden and one radiator.

Bedroom 4 12'1" x 7'6" (3.70 x 2.30)

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

Main family bathroom 11'0" x 10'7" (3.36 x 3.25)

The large main family bathroom has a free standing bath, a shower cubicle with tiled seat, hand wash basin, WC, a cupboard containing the boiler, radiator and a double glazed window.

Additional Bathroom 6'3" x 5'6" (1.92 x 1.68)

The second bathroom has a corner bath with shower head attachment, WC, hand wash basin and cupboard containing the hot water tank.

Outside

Front Garden
The front of the property has a long driveway leading up to the garage with the door to the side of the property. There is an area laid to lawn with a low level hedge to the side and mature bushes to the front providing privacy.

Rear Garden

The beautiful South facing garden is a lovely peaceful space to sit out and enjoy in the summer months. Leading out from the double doors is a large paved patio with plenty of space for seating and a stunning rose bush growing to the side of the garage. This leads

onto a large area laid to lawn with beds either side containing mature bushes and trees adding greenery and plenty of privacy.

Double Garage 18'0" x 16'4" (5.50 x 5.00)
There is a double garage with up and over door and a door to the side.

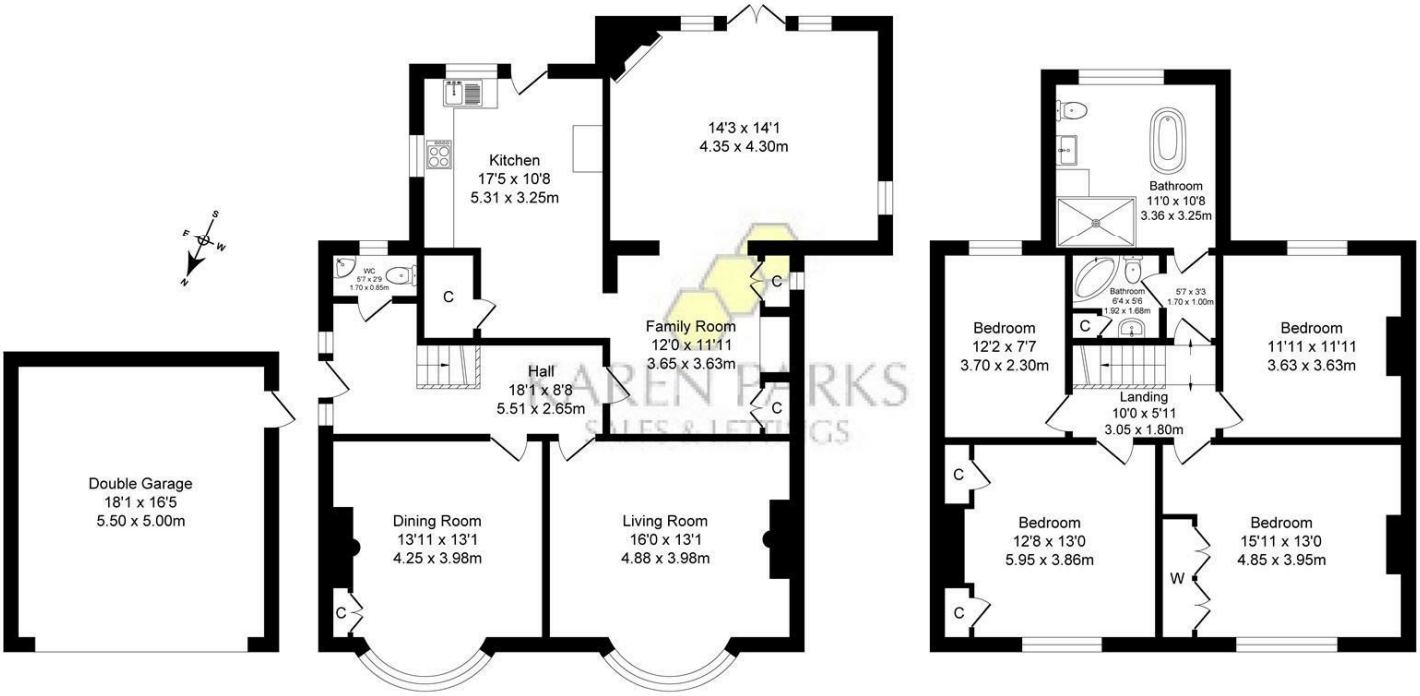
Important Information
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are 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

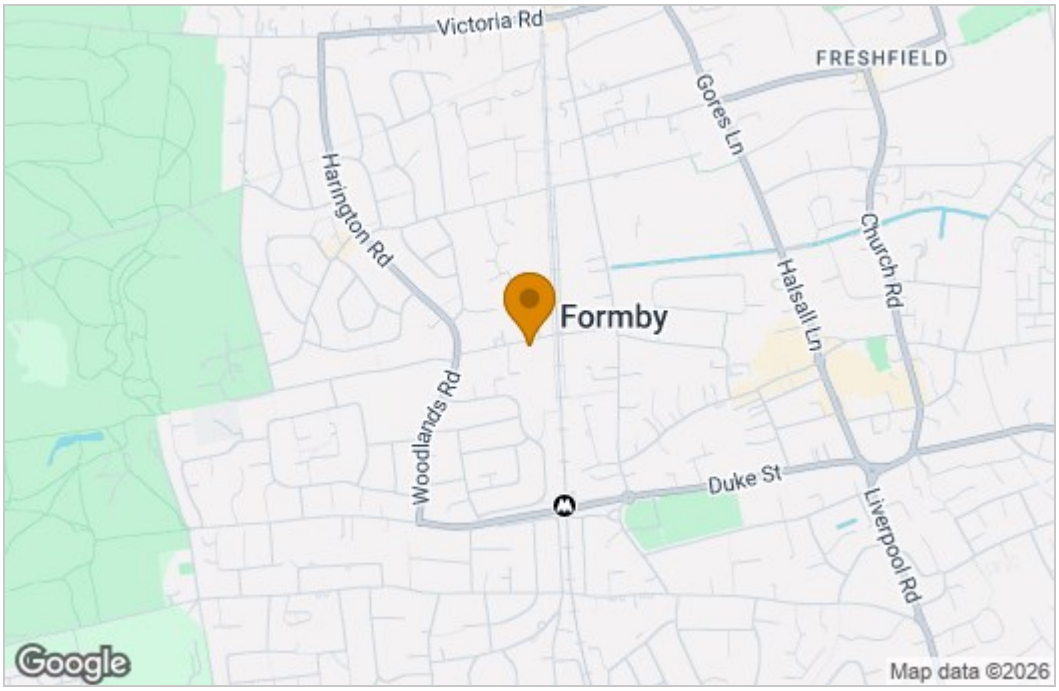
Wicks Lane, Formby, L37 3JF

Total Approx. Floor Area 2411 Sq.ft. (224.0 Sq.M.)

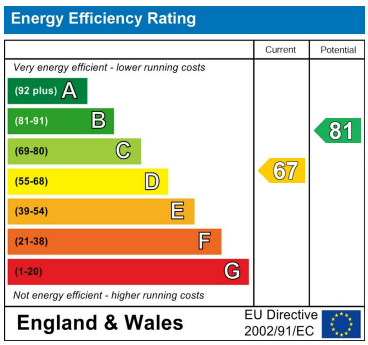
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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