



**KAREN PARKS**  
SALES & LETTINGS



**81 Freshfield Road, Liverpool, L37 7BG**

**£550,000**

Karen Parks Sales and Lettings are delighted to offer this unique opportunity to purchase deceptively spacious, beautiful three bedroom semi detached character property. The property comprises of: kitchen, dining room, large lounge, WC and conservatory. To the first floor are three double bedrooms and a large shower room. The house is situated down a side path off the main road making it private and leading to a driveway with two garages. There are private gardens to the rear of the property that are laid to lawn. The house is situated in a quiet but popular area close to local schools and Formby village with all it's amenities making it perfect for a family. It is also within walking distance of Freshfield station and the Pinewoods. This is the perfect opportunity to put your own stamp on a property whilst still offering beautiful character features. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### Hallway

The inner hallway has one radiator, a window and under stairs storage cupboard.

#### Kitchen 13'0" x 12'0" (3.98 x 3.66)



The kitchen has a range of cream wall and base units providing storage for the room, there is an integrated hob, oven and grill. There is space for a fridge and dishwasher. There is a sink with window above and door leading into the dining room and providing access out to the front of the house.

#### Lounge 15'1" x 11'11" into 13'0" x 12'0" (4.60 x 3.65 into 3.98 x 3.66)



The lounge is an excellent size and is a lovely bright room - there is a large bay window as well as an additional window allowing an abundance of light to flow in. There are two open fires at either side of the room bringing character to the space and perfect for a cosy winter evening. There are two radiators and fitted cupboard in the alcove.

#### Dining Room 13'0" x 11'11" (3.98 x 3.64)



The dining room is situated off the kitchen but also provides access into the garage. There is a fireplace, one radiator and a window allowing in light.

#### Conservatory 12'9" x 7'4" (3.90 x 2.25)



Situated off the hallway is a conservatory which is a lovely spot to enjoy views of the garden. There are windows surround the room and a door leading out.

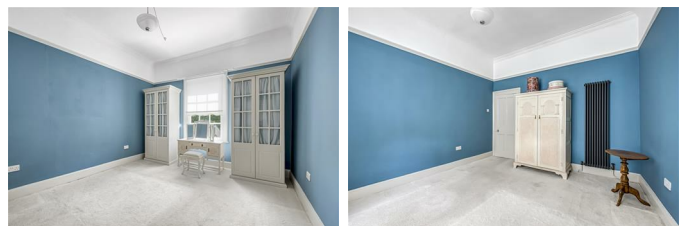
### WC

### First Floor

#### Landing

The landing has one radiator, a window and loft hatch.

#### Bedroom 1 15'1" x 11'11" (4.60 x 3.65)



The master bedroom is an excellent size and has one window looking out over the garden and an up right wall mounted radiator.

#### Bedroom 2 13'0" x 12'8" (3.98 x 3.88)



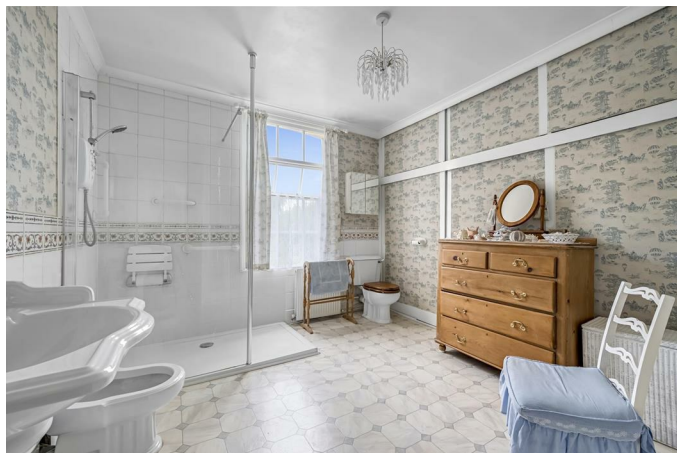
The second double bedroom has one window, a feature fireplace as a lovely focal point to the room, a built in wardrobe for storage and a sink.

### **Bedroom 3 13'0" x 12'0" (3.98 x 3.66)**



The third double bedroom has a window looking out over the garden, a radiator, feature fireplace and a built in wardrobe for storage.

### **Shower Room 13'0" x 10'5" (3.98 x 3.20)**



### **Outside**

#### **Front Garden**

Leading down a path off Freshfield Road is a tree lined driveway for the property providing off road parking for up to five cars. There is one garage to the front and a further one to the side and a paved patio area to the front of the house.

#### **Rear Garden**



Leading out from the conservatory is a stoned patio area with space for seating to enjoy some alfresco dining, this leads onto a large area laid to lawn and the rear edge of the garden is lined with mature hedges and trees.

#### **Garages**

There are two garages currently at the property - one of which is situated on the driveway to the front of the house with an up and over garage door to the front and a door to the rear of the garage. There is a second garage located to the side of the property with access both internally and also from the garden.

#### **Important Information**

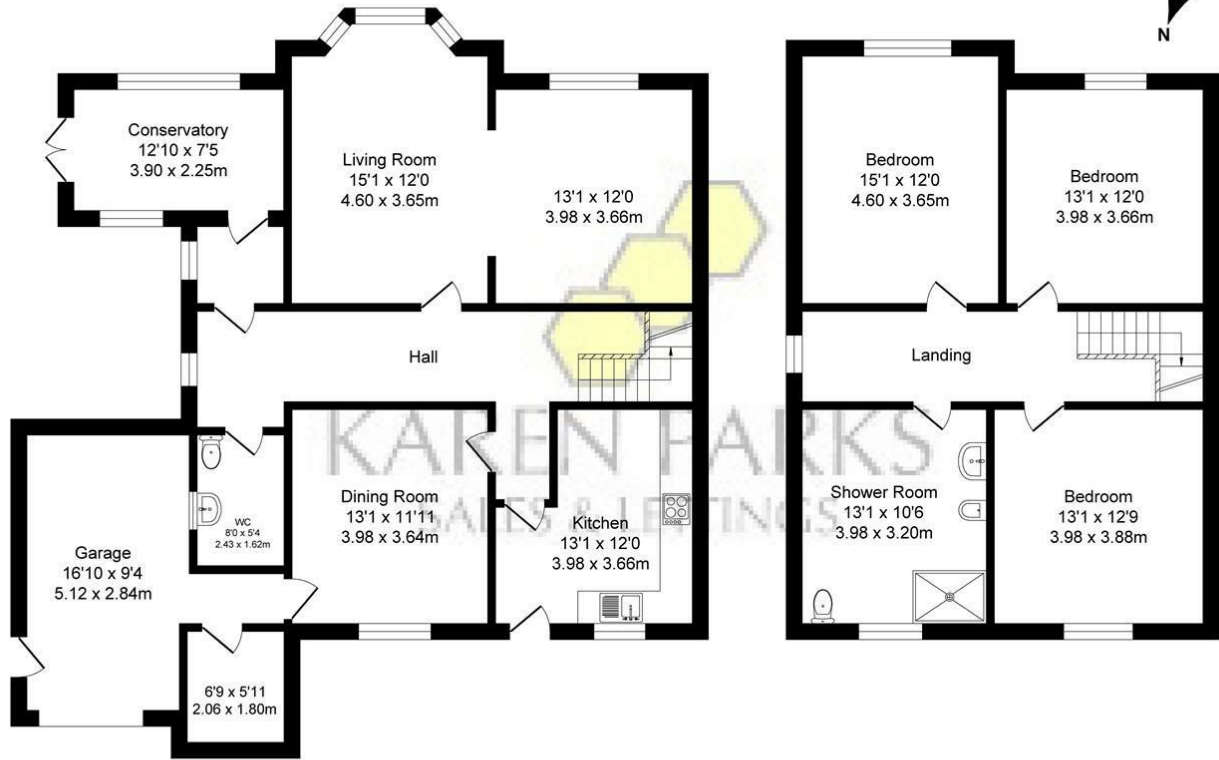
We take every care in preparing our sales details.

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

## Freshfield Road Total Approx. Floor Area 2085 Sq.ft. (193.7 Sq.M.)

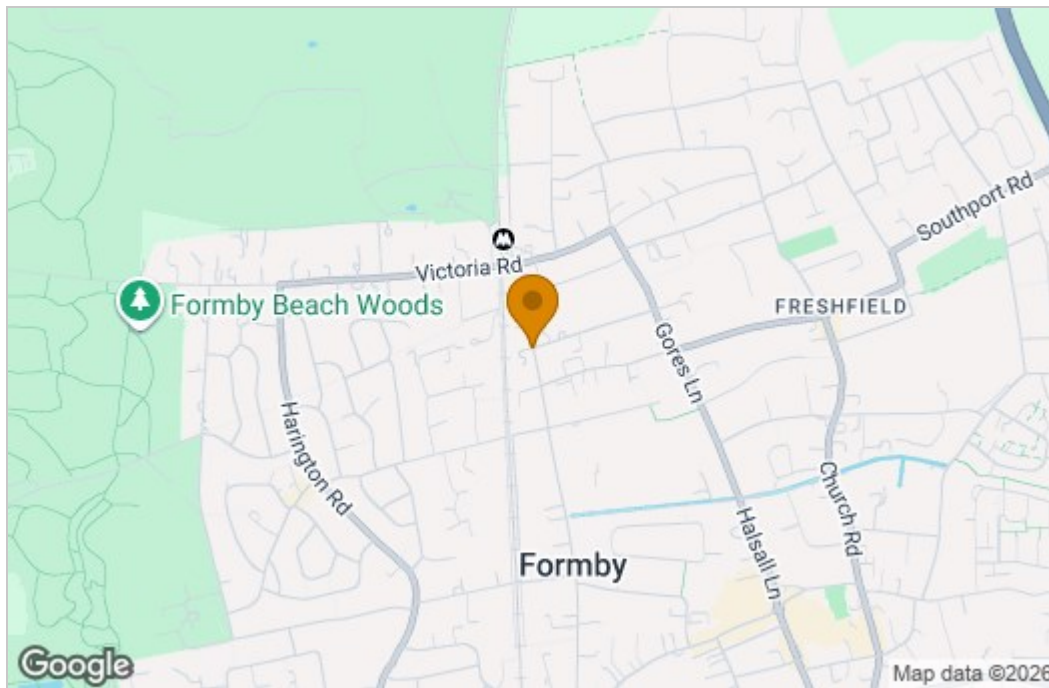
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 1276 Sq.Ft (118.5 Sq.M.)

First Floor  
Approx. Floor Area 808 Sq.Ft (75.1 Sq.M.)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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