



**KAREN PARKS**  
SALES & LETTINGS



**2 Wrigleys Close, Liverpool, L37 7DT**  
**Offers Over £600,000**

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom detached family home in a sought after location. The property briefly comprises of: hallway, lounge, dining room opening into the conservatory, kitchen and WC. To the first floor are four double bedrooms, a modern shower room and separate WC. There is off road parking to the front of the house and a garage and mature, beautifully kept gardens to the rear. The house is situated in a quiet but popular location and properties rarely come to market in this Close. It is within walking distance of local amenities such as shops, hairdressers, butchers, pubs and close to Freshfield station for those commuting to Southport or Liverpool. Viewing is advised to appreciate the size and potential on offer within this property.

## ACCOMMODATION

### Ground Floor

#### Hallway



The hallway has one radiator, an under stairs storage cupboard and a double glazed window.

#### Lounge 22'7" x 11'4" (6.90 x 3.46)



The lounge is an excellent size and has a double glazed window to the front of the room and another to the rear looking onto the garden and allowing an abundance of light to flow through the room. There are two radiators and a feature electric fireplace as a focal point to the room.

#### Dining Room 10'11" x 9'4" (3.33 x 2.86)



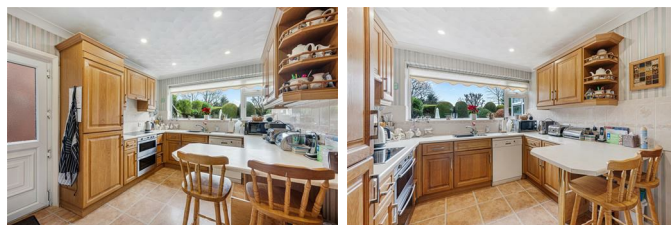
The dining room has one radiator and opens up into the conservatory.

#### Into Conservatory 9'10" x 7'5" (3.00 x 2.28)



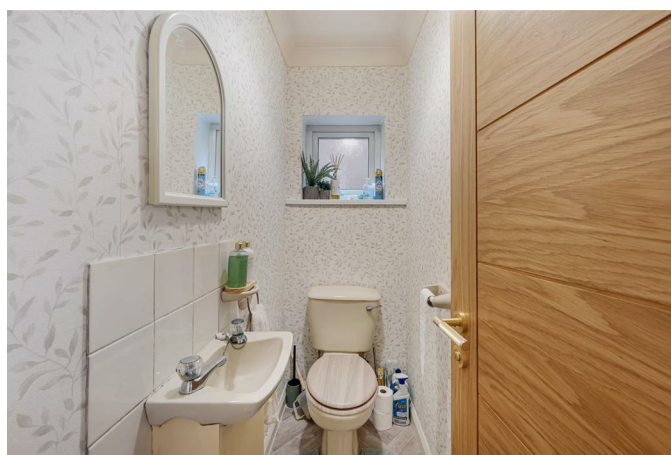
The conservatory opens up from the dining room and is a lovely space to enjoy views of the garden and has double patio doors opening out.

#### Kitchen 11'5" x 9'5" (3.50 x 2.88)



The kitchen can be accessed from both the hallway and the dining room and has a range of wall and base units providing storage. There is a sink with double glazed window above looking out onto the garden and an integrated oven, hob, grill, extractor and fridge-freezer. There is space for a washine machine, one radiator and a door to the side with access to the garden.

#### WC



WC with hand wash basin

### First Floor

#### Landing



The spacious landing has a large double glazed window allowing in plenty of light, one radiator, a loft hatch and space for a dressing table.

### **Bedroom 1 15'11" x 11'0" (4.87 x 3.36)**



The master bedroom is an excellent size and has a double glazed window looking out over the garden and an additional window to the side with obscured glass. There is one radiator and a double fitted wardrobe.

### **Bedroom 2 13'3" x 10'11" (4.04 x 3.33)**



The second bedroom has one double glazed window, a radiator and a double fitted wardrobe for storage.

### **Bedroom 3 12'2" x 11'4" (3.73 x 3.47)**



This bedroom has a row of fitted wardrobes and drawers providing plenty of storage for the room, one radiator and a double glazed window.

### **Bedroom 4 9'7" x 6'9" (2.93 x 2.08)**



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

### **Shower Room 6'1" x 5'10" (1.87 x 1.78)**



The shower room comprises of a large walk in shower with two shower heads, hand wash basin with cupboard below, double glazed window, towel radiator and built in cupboard with space for towels.

### **Separate WC 5'7" x 2'10" (1.72 x 0.87)**



Separate WC with hand wash basin and cupboard below and a double glazed window.

### **Outside**

## **Front Garden**

The front of the property has a block paved driveway for a number of cars and there is an area laid lawn. The front of lawn is lined with hedges for privacy to the house.

## **Rear Garden**



Leading out from the conservatory is a paved patio which is the perfect space for seating for some alfresco dining. This leads onto an area laid to lawn and edged with borders containing beautifully maintained bushes and shrubs and there is a shed to the rear of the garden.

## **Garage 18'11" x 9'6" (5.78 x 2.91)**

The garage has an up and over door to the front and another door to the side. The boiler is located in here and there is plumbing for a washing machine and space for a dryer.

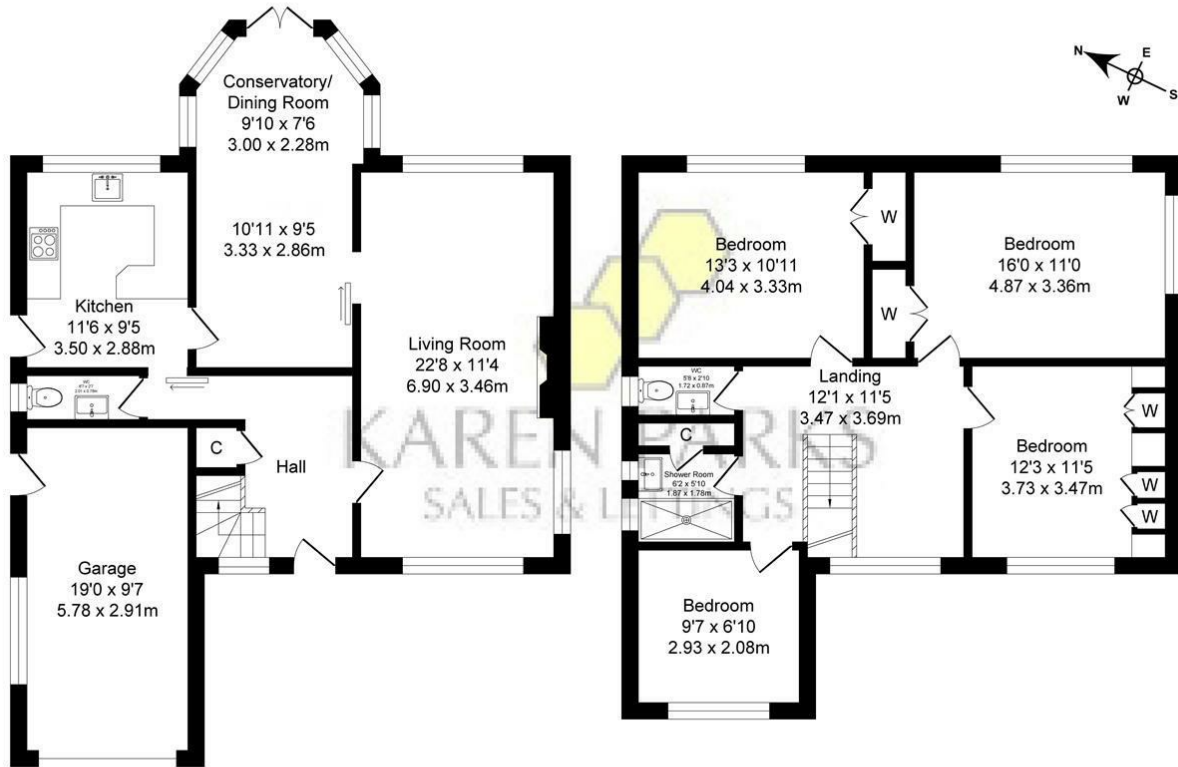
## **Important Information**

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

## Wrigleys Close, Formby, L37 7DT Total Approx. Floor Area 1659 Sq.ft. (154.2 Sq.M.)

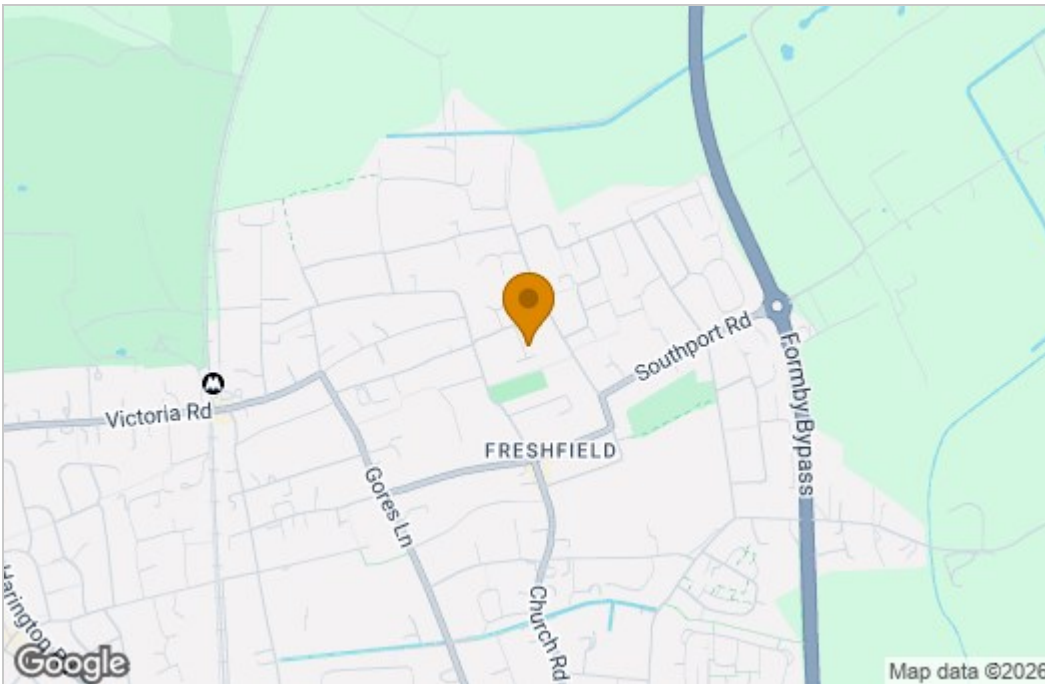
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 878 Sq.Ft (81.6 Sq.M.)

First Floor  
Approx. Floor Area 781 Sq.Ft (72.6 Sq.M.)

# Area Map



# Energy Efficiency Graph

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

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