



**KAREN PARKS**  
SALES & LETTINGS



**18 Fountains Way, Liverpool, L37 4HF**  
**Offers Over £330,000**

Karen Parks Sales and Lettings are pleased to offer for sale this beautifully modernised and spacious property that benefits from a double storey extension creating excellent sized rooms. The property briefly comprises of: hallway, WC, front lounge, utility room and open plan kitchen-family room with a lantern roof and bi-fold doors opening out to the rear garden. To the first floor is a large L shaped master bedroom, a spacious family bathroom with separate bath and shower and a further two bedrooms. The property offers excellent curb appeal and open gardens to the rear with raised decking areas perfect for young families and garden parties. The house is situated close to a Primary school, park and local amenities such as shops and hairdressers - making it ideally located for a family. Internal inspection is advised to appreciate the space on offer. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

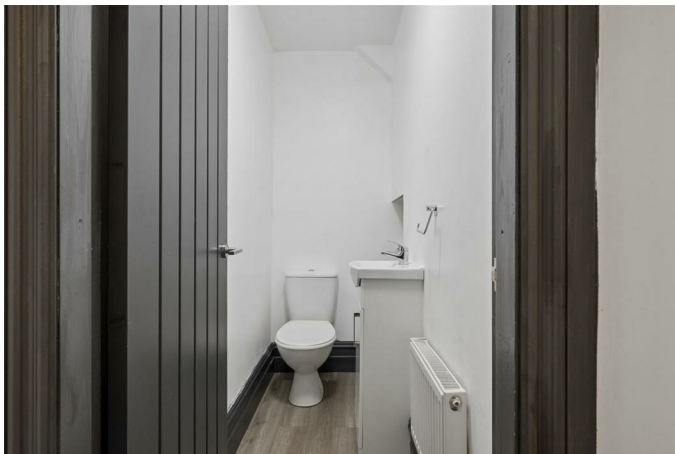
### Ground Floor

#### Hallway



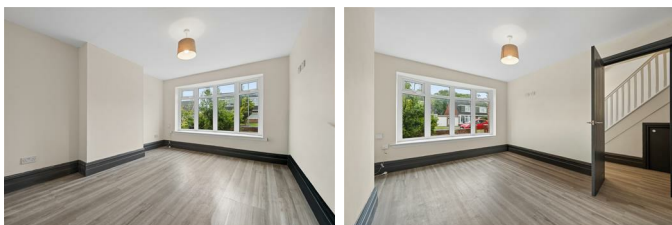
The hallway has one radiator, a double glazed window and under stairs storage.

#### WC



WC with hand wash basin with cupboard below, radiator and shelving.

#### Front Lounge 13'1" x 10'9" (3.99 x 3.30)



The front lounge has a large double glazed bay window and one radiator.

#### Open Plan Kitchen-Family Room 29'2" x 16'6" (8.90 x 5.05)



This extended open plan kitchen-diner/living area is the perfect space for family living and entertaining family/friends with the bi-fold doors opening out into the garden. There is a large central island offering plenty of worktop space with storage on both sides and space for bar stools. There are also a range of wall and base units, sink, integrated oven, hob and grill.

There is space for a fridge-freezer. There is a large lantern roof allowing plenty of light to flow in and three radiators.



#### Utility Room 11'3" x 5'8" (3.43 x 1.75)



The utility room has built in units for storage, space for a washing machine, a double glazed window and the boiler is located here.

### First Floor

#### Landing



The landing has a built in cupboard for storage, a loft hatch and double glazed window allowing in light.

#### Bedroom 1 19'5" x 16'10" (5.92 x 5.15)



The L shaped master bedroom has been extended to create an excellent size room. There are two double glazed windows allowing in plenty of light, one radiator and a loft hatch.

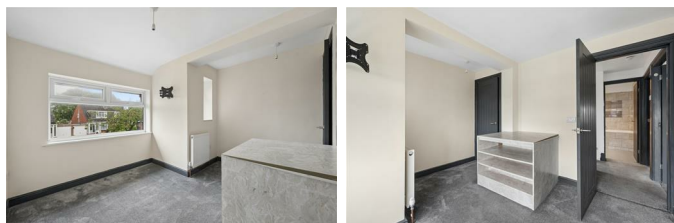


### **Bedroom 2 13'5" x 10'0" (4.10 x 3.07)**



The second double bedroom has fitted open wardrobes with a range of hanging space and shelving providing plenty of storage for the room, there is one radiator and a double glazed window.

### **Bedroom 3 11'2" x 9'10" (3.42 x 3.02)**



This bedroom has a built in wardrobe with rail, built in shelving over the stairs, two double glazed windows and one radiator.

### **Bathroom 11'1" x 8'1" (3.38 x 2.48)**



The spacious family bathroom comprises of a bath, WC, hand wash basin, walk in shower with two shower heads, towel radiator, and a double glazed window.

### **Outside**

#### **Front Garden**

The front of the property has excellent curb appeal and has a block paved pathway leading up to the front door. There is a low level wall and stoned area to the front of the property with some bushes and shrubs adding greenery to the front of the house.

#### **Rear Garden**



Leading out from the bi-fold doors is a large raised decking area perfect for seating and to enjoy alfresco dining in the summer months, this leads onto an area of artificial grass for easy maintenance and all year round greenery. There is a further decking area to the rear of the garden to enjoy the sun as the day goes on, and gate leading out to the rear of the property.

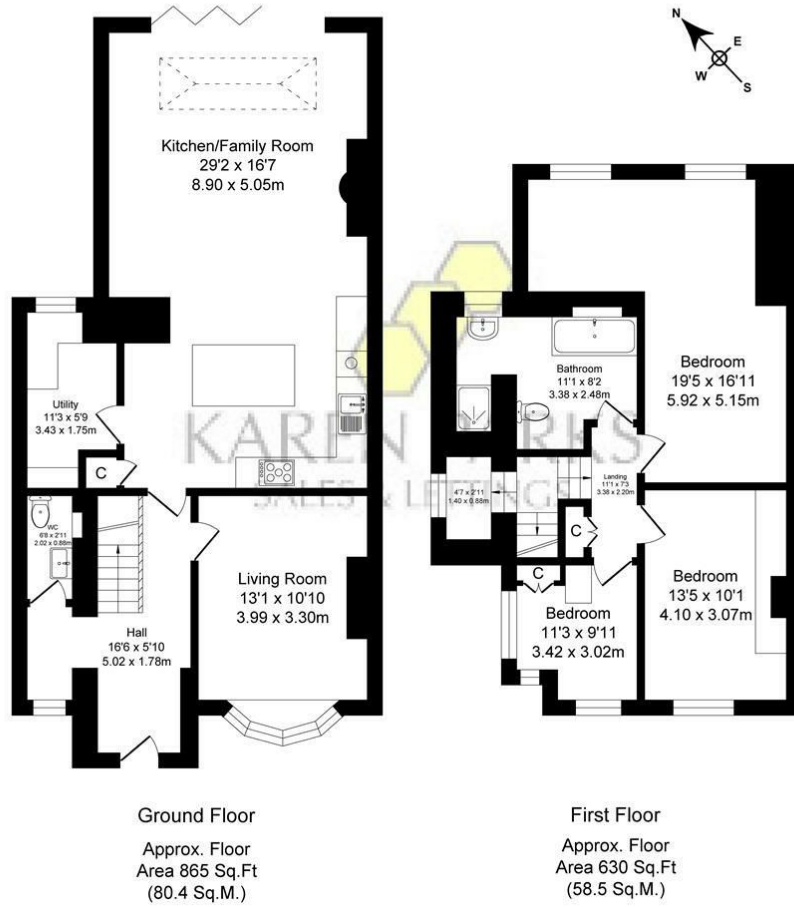
### **Important Information**

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

Fountains Way, Formby, L37 4HF  
 Total Approx. Floor Area 1495 Sq.ft. (138.9 Sq.M.)

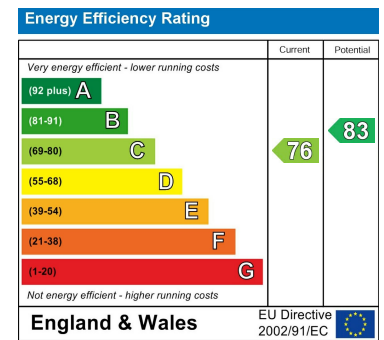
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.