

**KAREN PARKS**  
SALES & LETTINGS



**67 Victoria Road, Liverpool, L37 1LN**

**£970,000**

Karen Parks Sales and Lettings are delighted to offer for sale this four bedroom detached family home situated in a sought after location of Victoria Road. The property offers an abundance of versatile living space and plenty of potential for further development. Situated on an excellent plot and only with internal inspection can you appreciate the size of the house and beautiful mature gardens on offer. The property briefly comprises of: hallway, lounge-diner, sitting room, breakfast-kitchen, utility room, conservatory and WC. To the first floor are four excellent sized bedrooms with an ensuite to the master and spacious family bathroom with separate bath and shower. Entering through wrought iron gates is a large driveway leading up to a double garage. To the rear are extensive mature gardens that have been beautifully maintained by the current owner. The property is situated just a short stroll to Formby pinewoods and Nature reserve, close to a bus route and a short walk to Freshfield Station. There are shops, cafe and hairdressers within easy reach of the house, as well as local Primary and Secondary schools perfect for a family.

## ACCOMMODATION

### Ground Floor

#### Hallway



The hallway has beautiful parquetry flooring as you enter the house. There is one radiator and a built in storage cupboard.

#### Lounge-Diner 19'0" x 12'1" into 14'0" x 12'1" (5.80 x 3.70 into 4.28 x 3.70)



The lounge-diner is an excellent sized room perfect for entertaining and family living - there is a large double glazed to the front of the room and another to the rear looking out onto the garden, there are three smaller double glazed windows to the side allowing an abundance of light to flow in. There are two radiators and a feature gas fireplace with a marble surround as a focal point to the room.

#### Sitting Room 14'1" x 11'1" (4.30 x 3.40)



There is a sitting room with sliding patio doors looking out onto the garden, one radiator and a feature gas fireplace. This room could alternatively be used as a playroom for those with children.

#### WC 6'6" x 3'3" (2.00 x 1.00)



WC with hand wash basin mounted in a granite top with cupboard below, heated towel rail and a window.

#### Kitchen-Breakfast Room 15'4" x 9'2" into 11'1" x 9'2" (4.68 x 2.80 into 3.40 x 2.80)



The open plan kitchen-breakfast room is perfect for family living. There are wall and base units providing plenty of storage for the kitchen and it is finished off with granite worktops. There is an integrated oven, grill, gas hob, microwave, dishwasher and fridge. There are sliding patio doors out into the garden and one radiator. There is a further single glazed window and door giving access to the greenhouse and garden.

#### Utility Room 6'6" x 5'10" (2.00 x 1.80)

The utility room has a sink, space for washing machine and dryer, base units for storage, a window and door leading into the garage.

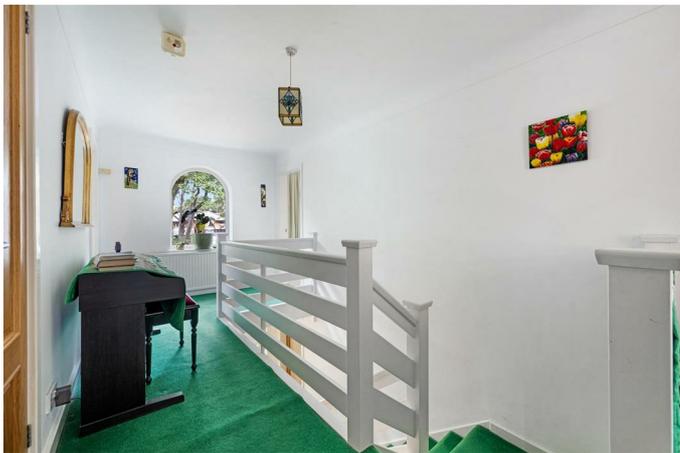
#### Conservatory 18'4" x 12'5" (5.60 x 3.80)



Leading off the kitchen-diner is a large conservatory which is a lovely space to sit and enjoy views of the stunning garden. There is one radiator and double patio doors giving access out into the garden.

### First Floor

## Landing



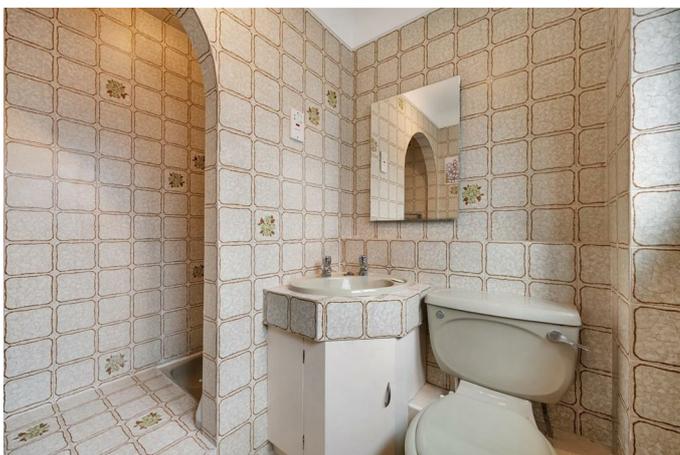
The landing has a loft hatch, one radiator, a feature arch window and a storage cupboard containing the tank.

## Bedroom 1 15'7" x 12'1" (4.76 x 3.70)



The master bedroom is an excellent size and has two double fitted wardrobes providing plenty of storage, one radiator, a double glazed window and access into the ensuite.

## Ensuite 7'3" x 5'10" (2.23 x 1.80)



The ensuite comprises of a walk in shower, hand wash basin with cupboard below, WC, double glazed window and towel radiator.

## Bedroom 2 14'5" x 9'2" (4.40 x 2.80)



This bedroom has a double glazed window looking out over the garden, one radiator and two double fitted wardrobes.

## Bedroom 3 11'9" x 11'1" (3.60 x 3.40)



The third double bedroom has one radiator, two dual aspect double glazed windows and a double fitted wardrobe.

## Bedroom 4 9'10" x 9'10" (3.00 x 3.00)



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

### **Bathroom 9'10" x 6'6" (3.00 x 2.00)**



The bathroom comprises of a bath, corner shower cubicle, WC, hand wash basin with cupboard below, towel radiator and a double glazed window with obscured glass.

### **Outside**

#### **Front Garden**

The front of the property is walled and lined with mature trees and there are double wrought iron gates giving privacy to the front of the property. There is a large block paved driveway providing off road parking for multiple cars, an area laid to lawn and beds containing plants and flowers.

#### **Rear Garden**



Leading out into the rear garden is an extensive area laid to lawn which is a beautiful tranquil space offering a quiet space for nature and animals - such as birds and red squirrels. Either side of the lawn are large beds containing a lovely array of mature bushes, trees and shrubs providing plenty of privacy. The garden is further enhanced by meticulously shaped topiary and neat, low hedges that add both structure and beauty. To the rear is a large shed for storage and a greenhouse leading out from the side of the kitchen.

### **Double Garage 18'9" x 17'8" (5.72 x 5.40)**

There is a double garage with can be accessed from the front via an up and over garage door, from the utility room and also from the garden. There is power and light, space for a freezer and the boiler is located in here.

### **Important Information**

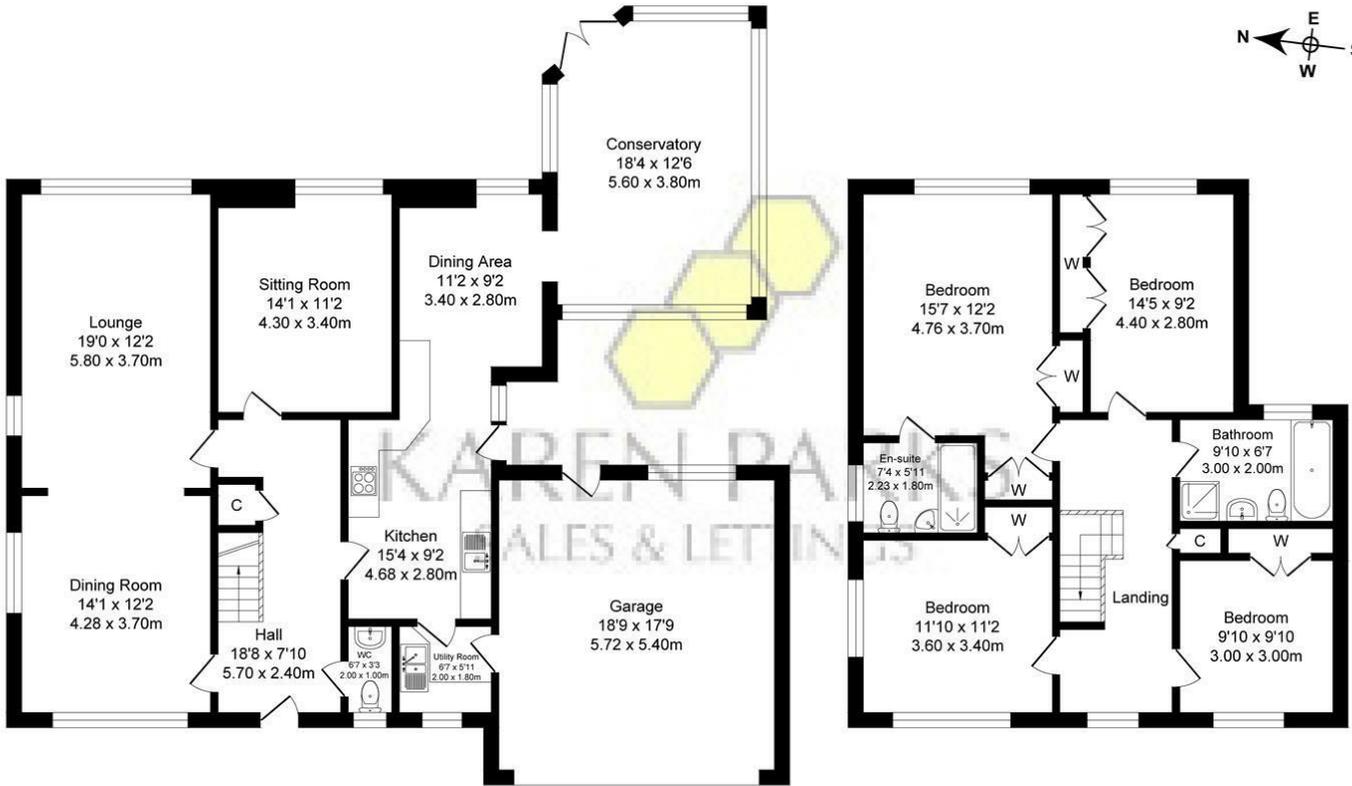
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

## Victoria Road, Formby Total Approx. Floor Area 2528 Sq.ft. (234.8 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.

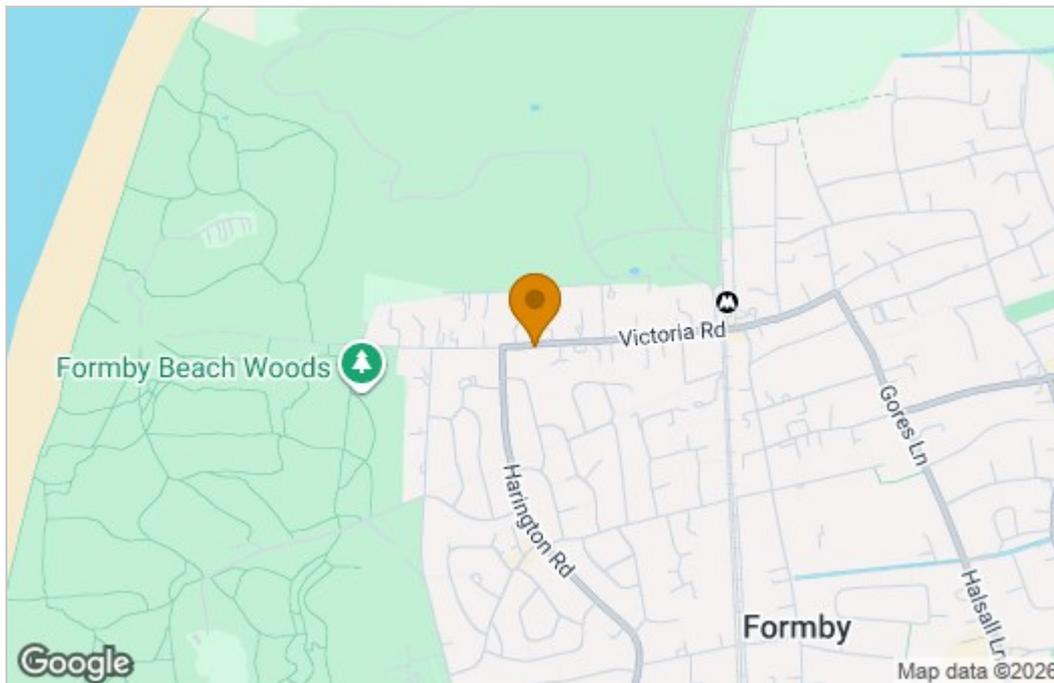


Ground Floor  
Approx. Floor Area 1277 Sq.Ft (118.6 Sq.M.)

Garage  
Approx. Floor Area 332 Sq.Ft (30.8 Sq.M.)

First Floor  
Approx. Floor Area 919 Sq.Ft (85.4 Sq.M.)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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