



**KAREN PARKS**  
SALES & LETTINGS



**28 Flaxfield Road, Liverpool, L37 8BH**  
**Offers Over £220,000**

Karen Parks Sales and Lettings are delighted to bring to market this spacious extended four bedroom semi detached property requiring some renovation and modernisation works. The house briefly comprises of: to the ground floor - hallway, lounge, dining room, kitchen, utility room and shower room. To the first floor are four bedrooms and a family bathroom. There is off road parking to the front of the house and gardens to the rear. The property is located within walking distance of Formby village with all it's amenities such as shops, restaurants and cafes. It is also close to local Primary schools making it a perfect family home. The house is within easy reach of the Formby bypass making it perfect for those commuting to Southport or Liverpool. The house is offered with no onward chain.



## ACCOMMODATION

### Ground Floor

#### Hallway

The hallway has one radiator.

#### Dining Room 16'0" x 7'3" (4.89 x 2.22)



The dining room has one radiator and a double glazed window looking out onto the front of the property. The dining rooms open round into the lounge.

#### Living Room 15'1" x 11'10" (4.60 x 3.61)



The living room has a feature electric fireplace as a focal point of the room, two radiators and there is an arch leading round to the dining room. Double glazed window to the front.

#### Kitchen 15'0" x 15'0" (4.58 x 4.58)



The kitchen has a range of wall and base units providing storage for the kitchen and there is a breakfast bar with space for stools. There is an integrated oven, hob and sink. Space for a fridge-freezer and dishwasher. There are double patio doors leading out into the garden and one radiator. The kitchen has an open archway leading into the reception rooms.

#### Utility Room 10'0" x 6'3" (3.07 x 1.93)

The utility room has space for a washing machine and dryer, the boiler is located in here and there is a door giving access out to the garden.

#### Shower Room

Situated off the utility room is a shower room comprising of shower, WC and hand wash basin.

### First Floor

#### Landing

#### Bedroom 1 10'9" x 10'7" (3.30 x 3.23)



The main bedroom has a range of fitted wardrobes and drawers providing plenty of storage for the room. There is one radiator and a double glazed window.

#### Bedroom 2 11'0" x 7'3" (3.37 x 2.21)



The second bedroom has a double glazed window facing onto the front of the property and one radiator.

#### Bedroom 3 10'3" x 7'1" (3.14 x 2.17)



This bedroom has a double glazed window over looking the garden and one radiator.

#### Bedroom 4 10'5" x 7'3" (3.20 x 2.21)

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

## Bathroom



The bathroom comprises of a corner bath with shower head attachment, WC, hand wash basin, window and radiator.

## Outside

### Front Garden

The front of the property has a driveway providing off road parking for multiple cars.

### Rear Garden



Leading out from the patio doors is a paved patio, this leads onto an area laid to lawn. To the rear of the garden is a further paved area with space for seating and a garden room.

## 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.

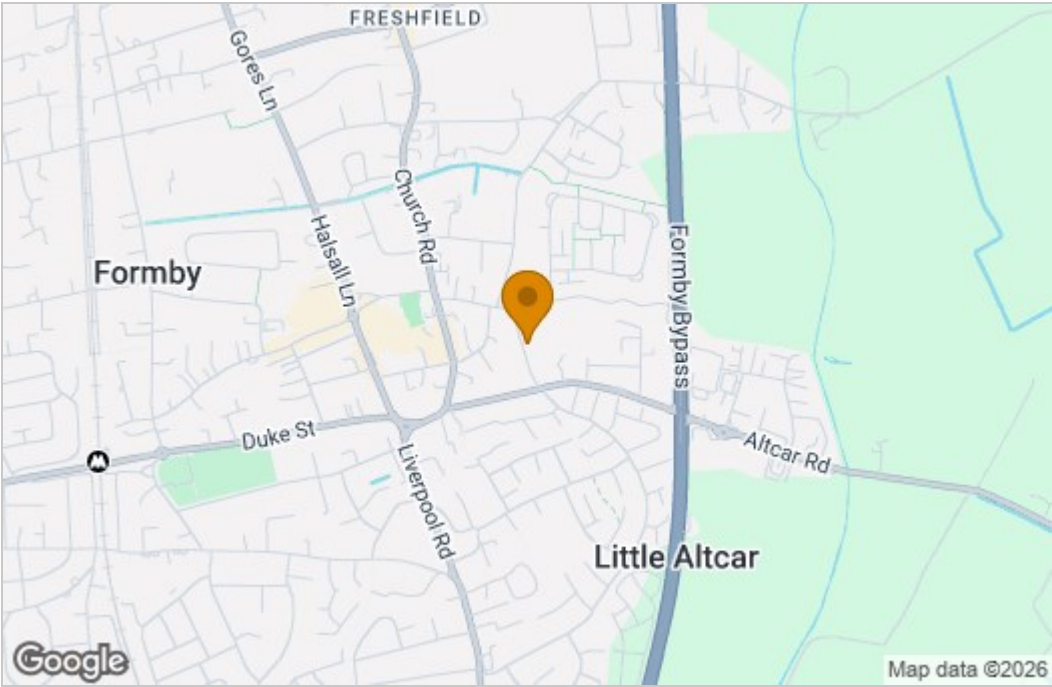
Floor Plan

Flaxfield Road, Formby  
Total Approx. Floor Area 1343 Sq.ft. (124.8 Sq.M.)

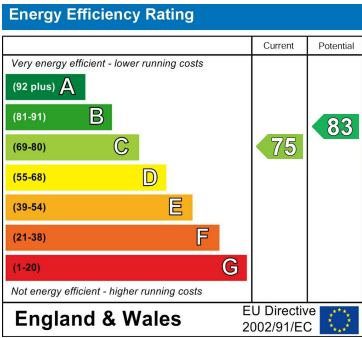
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.