

**KAREN PARKS**  
SALES & LETTINGS



**1 Rosemary Lane, Liverpool, L37 3HA**

**Offers Over £525,000**

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented and extended four bedroom semi detached property. The house briefly comprises of: to the ground floor - enclosed porch, hallway, WC, front living room, kitchen opening into the dining-family room, utility room, fourth double bedroom and shower room. To the first floor are two well proportioned double bedrooms, a single bedroom and spacious family bathroom with separate bath and shower. There is off road parking to the front of the house and beautifully kept gardens to the rear with multiple seating areas to enjoy the sunshine. The property is situated in a popular location just a stones throw from Formby village with all it's amenities such as shops, restaurants, cafes, swimming pool and the gym. It is also within easy reach of both Primary and Secondary school making it a perfect family home. For those commuting to Southport or Liverpool for work by train it is just a short walk to Formby station.

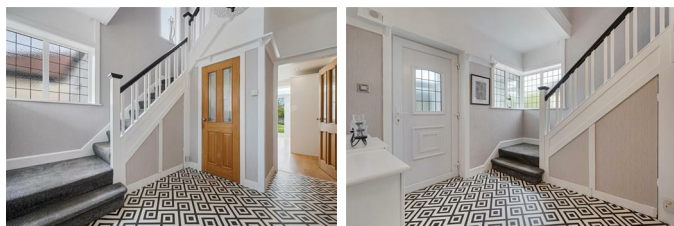
## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

Enclosed porch leading into the hallway.

#### Hallway



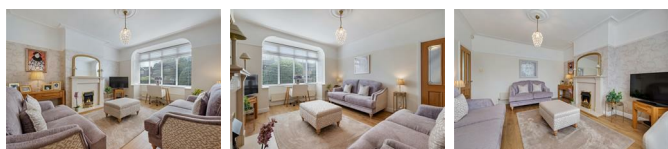
The hallway has one radiator, an under stairs storage cupboard and double glazed window.

#### WC



WC with hand wash basin and radiator.

#### Living Room 14'1" x 13'1" (4.30 x 4.00)



The front living room has a large double glazed box bay window looking out to the front of the property, there are two radiators and electric feature fireplace as a focal point to the room making it a cosy space.

#### Kitchen into 22'1" x 14'1" (6.75 x 4.30)



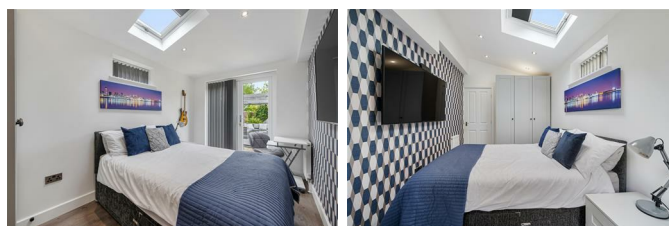
The kitchen has a range of white gloss wall and base units providing storage for the kitchen, there is a sink, integrated oven, hob, grill, fridge-freezer and dishwasher. There are two radiators, double patio doors leading out to the garden and a lantern roof. This space opens into the dining/family room.

#### Dining/Family Room 22'0" x 13'1" (6.71m x 4.00)



Opening from the kitchen is the dining-family room which is perfect for entertaining and family living. There are two radiators and a modern electric feature fireplace. It is a lovely bright space with double patio doors opening to the garden, a large lantern roof and two double glazed windows to the side allowing an abundance of light to flow in and perfect for the summer months.

#### Bedroom 4 13'9" x 7'10" (4.20 x 2.40)



This double bedroom is located from an inner hallway and has double patio doors opening out to the garden, a velux window and one radiator. This room could either be used as a double bedroom or alternatively a space to work from home.

#### Shower Room 6'6" x 4'7" (2.00 x 1.40)



The shower room comprises of a corner shower cubicle with two shower heads, WC, hand wash basin with vanity unit below, a radiator, double glazed window and extractor fan.

### Utility Room 7'2" x 5'2" (2.20 x 1.60)



The utility room has a sink with double glazed window above, the boiler is located here, a storage cupboard and space for a washing machine.

### First Floor

#### Landing



The landing has a double glazed window with obscured glass and a loft hatch.

### Bedroom 1 14'1" x 13'1" (4.30 x 4.00)



The master bedroom is an excellent size and has a row of grey/mirrored sliding wardrobes providing plenty of storage for the room, one radiator and a double glazed window.

### Bedroom 2 13'1" x 13'1" (4.00 x 4.00)



The second double bedroom has built in wardrobes providing plenty of storage space, one radiator and a double glazed window looking out over the garden.

### Bedroom 3 9'10" x 7'4" (3.00 x 2.25)



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

### Bathroom 9'10" x 9'10" (3.00 x 3.00)



The spacious family bathroom has a large walk in shower with electric shower, a bath, WC, hand wash basin with drawers below, heated towel rail, double glazed window and a storage cupboard.

### Outside

#### Front Garden

The front of the property has a paved driveway providing off road parking for a number of cars. There is a small area laid to lawn and lined with some mature shrubs and bushes providing privacy to the front of the house.

#### Rear Garden



Stepping out from the double doors is a paved patio leading onto a raised decking area with a beautiful pergola above which is the perfect space to enjoy a morning coffee or a glass of wine. There is a large area laid to lawn with a further seating area to the corner of the garden and a shed for storage. The lawn is bordered by excellently maintained beds containing an array of mature plants, bushes and shrubs.

### 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

## Rosemary Lane, Formby

Total Approx. Floor Area 1611 Sq.ft. (149.7 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.



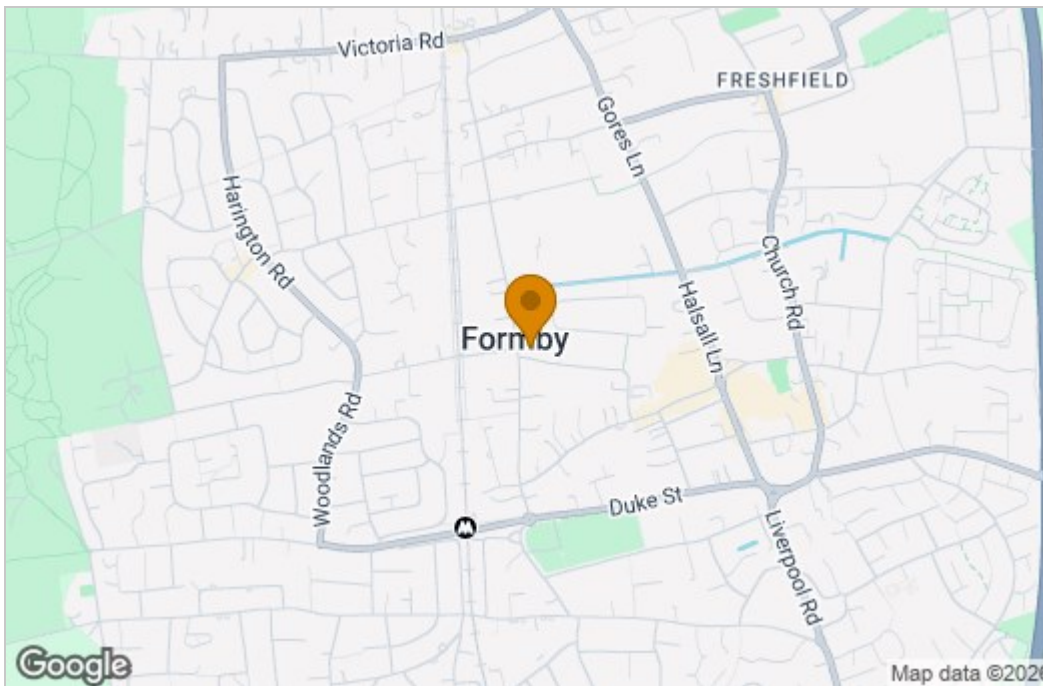
Ground Floor

Approx. Floor Area 1006 Sq.Ft (93.5 Sq.M.)

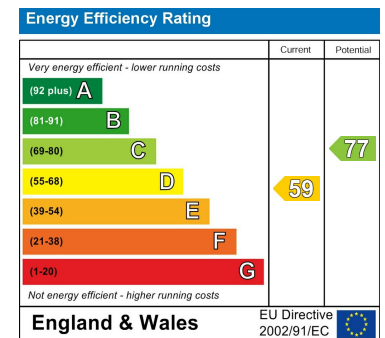
First Floor

Approx. Floor Area 605 Sq.Ft (56.2 Sq.M.)

# 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.