KAREN PARKS
SALES & LETTINGS

18 Watchyard Lane, Liverpool, L37 3JU

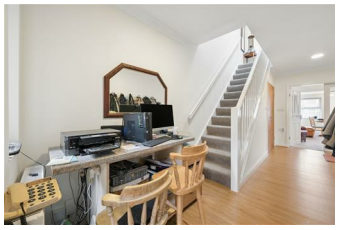
Offers Over £295,000

Karen Parks Sales and Lettings are delighted to offer for sale this extended, three bedroom semi detached family home with extensive rear gardens with mature trees, a pond, well maintained lawns and a vegetable patch. The property briefly comprises of: large hallway with office space, front lounge, utility room, shower room and open plan kitchen-family room complete with log burner. To the first floor are two double bedrooms, a single bedroom and shower room. There is off road parking to the front of the property, a garage and expansive gardens occupying a double plot for most of the rear of the garden that have been beautifully maintained. The house is located just a short stroll from Formby village with all it's amenities such as shops, cafes, restaurants, swimming pool and gyms - as well as being on a bus route and within walking distance of primary schools.

ACCOMMODATION

Ground Floor

Hallway with office area



The hallway is extremely spacious and has two radiators, a double built in storage cupboard and space for a desk/office area.

Front Lounge 16'4" x 10'9" (5.00 x 3.30)

The front lounge has a box bay window with four double glazed windows allowing plenty of light in, there is one radiator and a feature gas fireplace as a focal point to the room.

Open plan Kitchen-Family Room 18'10" x 17'8" (5.75 x 5.40)

The open plan kitchen-family room is the perfect space for entertaining friends and family living, and is complete with a log burner perfect for a cosy winter evening. It is a lovely bright space with four double glazed windows as well as three velux windows and a door leading out to the rear garden allowing an abundance of light to flow in. There are a range of grey wall and base units providing storage for the kitchen, a sink and a central island with additional worktop and storage space. There is space for a oven, fridge-freezer and slimline dishwasher.

Utility Room

The utility room has a sink, built in cupboards for storage, a double glazed window with obscured glass, heated towel rail and the boiler is located here and there is space for a washing machine. Door to shower room.

Shower Room 9'0" x 5'6" (2.75 x 1.70)

The shower room comprises of a corner shower cubicle with electric shower, hand wash basin, WC, towel radiator, a double glazed window with obscured glass and some storage cupboards.

First Floor

Landing

The landing has a velux window allowing in light, a loft hatch and a storage cupboard containing a water tank.

Bedroom 1 12'9" x 11'1" (3.90 x 3.40)

The master bedroom is a good size and has a feature double glazed window looking out over the garden, one radiator and a double fitted built in cupboard.

Bedroom 2 10'7" x 9'2" (3.25 x 2.80)

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

Bedroom 3 10'7" x 7'0" (3.25 x 2.15)

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

Shower Room

The shower room comprises of a corner shower cubicle, hand wash basin, WC, double glazed window and towel radiator.

Outside

Front Garden
The front of the property has a paved driveway providing off road parking for multiple cars. There is also an area laid to lawn lined with a hedge and mature bushes and a brick wall to the front boundary of the property.

Rear Garden

Leading out from the kitchen is the first patio area which is a lovely space to enjoy some alfresco dining and a BBQ with friends and family in the summer months. There is a greenhouse to the side of the patio and the area next to the garage is covered which makes the perfect space to chop wood for the log burner. Situated behind the garage is a WC with hand wash basin - useful when out working in the garden. This then leads down to the main area of the garden which expands out into a double plot making it both a wide and extensive garden which has been excellently maintained by the current owner. There are immaculate lawns spanning to the rear end with some mature trees, a pond and vegetable patch.

Garage 18'0" x 8'10" (5.50 x 2.70)
The garage has an electric up and over garage door as well as a door to the side with access. Situated behind the garage are sheds which also have power as well as the garage.

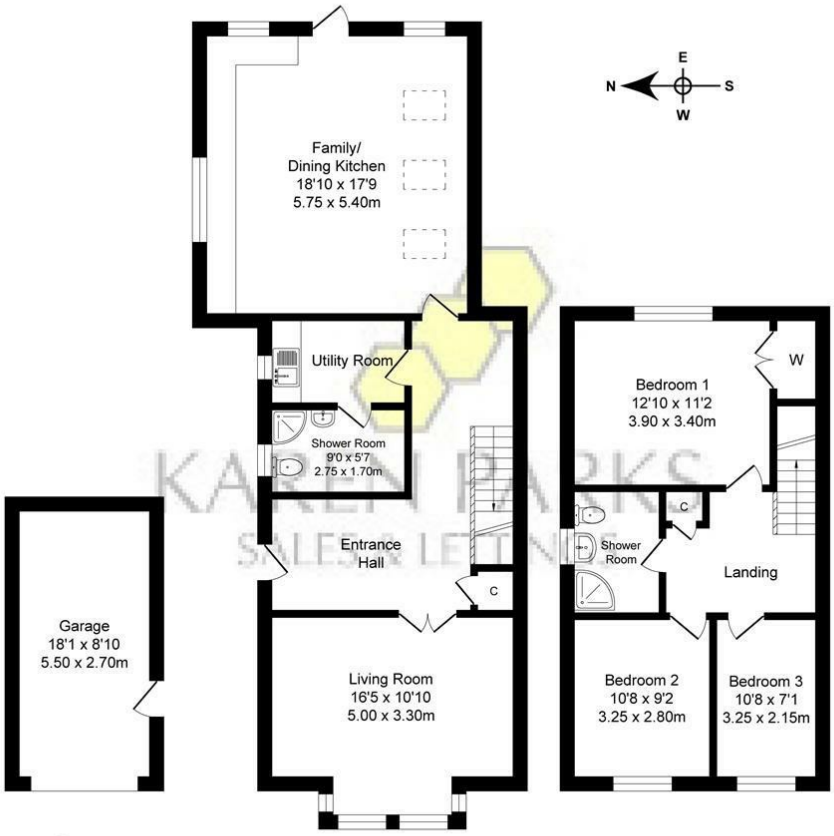
Important Information
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are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

Watchyard Lane, Formby

Total Approx. Floor Area 1537 Sq.ft. (142.8 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.



Garage

Approx. Floor
Area 159 Sq.Ft
(14.8 Sq.M.)

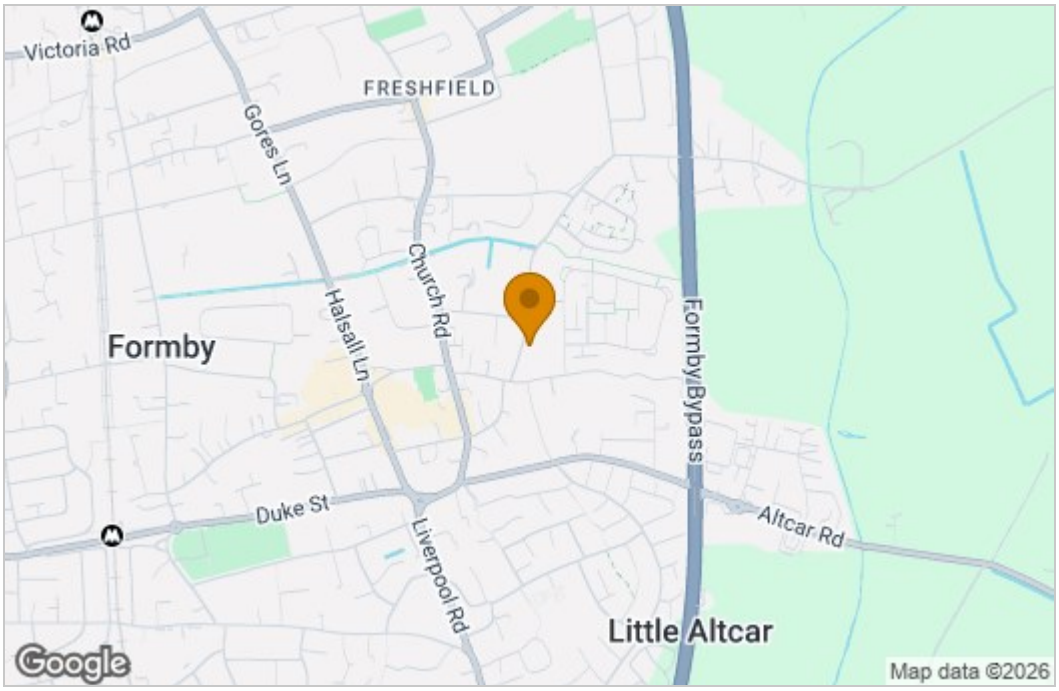
Ground Floor

Approx. Floor
Area 870 Sq.Ft
(80.8 Sq.M.)

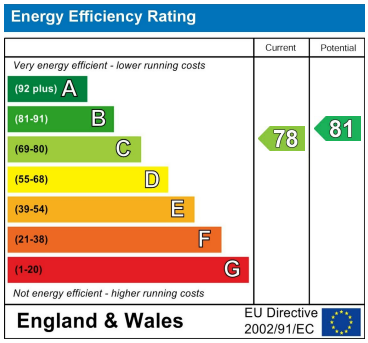
First Floor

Approx. Floor
Area 508 Sq.Ft
(47.2 Sq.M.)

Area Map



Energy Efficiency Graph



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