KAREN PARKS
SALES & LETTINGS

8 Rosemary Lane, Liverpool, L37 3HB

£385,000

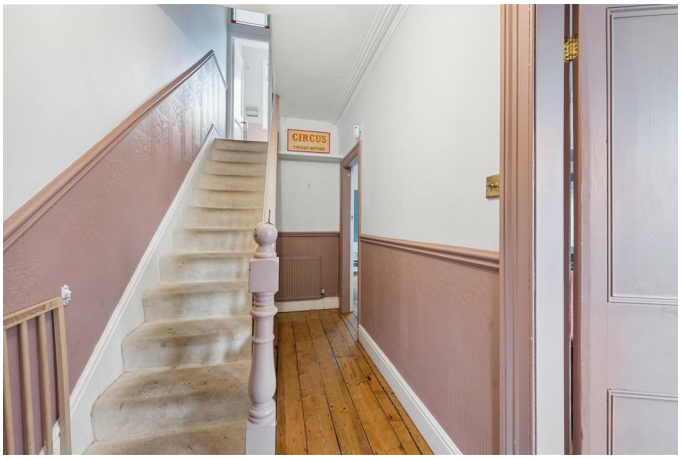
Karen Parks Sales and Lettings are pleased to bring to market this three bedroom semi detached charcter property situated in a popular and sought after Road. The house is complete with sash bay windows, shutters, high ceilings and feature fireplaces. The house briefly comprises of: enclosed porch, hallway, open plan lounge-diner with a log burner, kitchen and WC. To the first floor are two double bedrooms, a single bedroom and bathroom. There is a large and private driveway to the front of the house offering off road parking and good sized mature gardens to the rear. The property is situated in a very popular location and just a short stroll from Formby village with all it's amenities such as shops, cafes, restaurants, swimming pool, gyms and hairdressers. It is also within walking distance of Formby station and local schools - making it a perfect family home. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch
Enclosed porch leading into hallway.

Hallway



The hallway has one radiator and two doors into the lounge-diner.

Lounge-Diner 12'0" x 11'9" into 17'9" x 9'8" (3.66 x 3.60 into 5.42 x 2.96)

The spacious open plan lounge-diner is perfect for family living and entertaining friends. The front living area has single glazed sash windows complete with shutters giving real curb appeal to the property. It also has a log burner set within a feature fireplace offering a focal point to the room and perfect for a cosy winter evening as well as a radiator. The dining area has a single glazed stain glass window to the side and double patio doors opening out into the garden. There is one radiator and a feature fire surround.

Kitchen 9'6" x 9'0" into 8'11" x 4'9" (2.91 x 2.75 into 2.74 x 1.47)

The kitchen has a range of navy wall and base units providing storage for the kitchen as well as additional full length cupboard with shelving. There are two double glazed windows, a radiator and double doors with built in blinds leading out to the garden onto a decking area. There is a sink, integrated oven and hob and the boiler is located here. There is space for a fridge-freezer, washing machine and dishwasher.

WC 5'2" x 3'5" (1.59 x 1.05)

WC with hand wash basin and single glazed stain glass window.

First Floor

Landing

The landing has a loft hatch and built in storage cupboard.

Bedroom 1 13'3" x 10'11" (4.04 x 3.34)

The master bedroom is an excellent size and has one radiator, a single glazed sash window and fitted shutters.

Bedroom 2 11'9" x 11'8" (3.59 x 3.57)

The second double bedroom has one radiator, a single glazed window and a feature fireplace surround adding character to the room.

Bedroom 3 10'4" x 6'11" (3.15 x 2.13)

The third bedroom has one radiator and a single glazed sash window looking out over the front of the property and fitted shutters.

Bathroom 5'11" x 5'7" (1.81 x 1.71)

The bathroom comprises of a freestanding bath and a floor mounted tap with shower head attached, hand wash basin, WC and single glazed window.

Outside

Front Garden

The front of the property has a large cobbled driveway providing off road parking for a number of cars. There are some mature bushes providing privacy to the front of the property and double wooden gates leading down to the side of the house.

Rear Garden

Leading out from the double doors in the kitchen is a large decking area which is the perfect space for seating to enjoy a morning coffee or some alfresco dining. As you step out from the patio doors in the dining room is a further patio area which leads onto a large area laid to lawn. The lawn is boarded by mature trees, bushes and shrubs offering both greenery and privacy to the garden. There is a large area to the side of the property which offers further potential for expansion subject to any building or planning applications.

Important Information

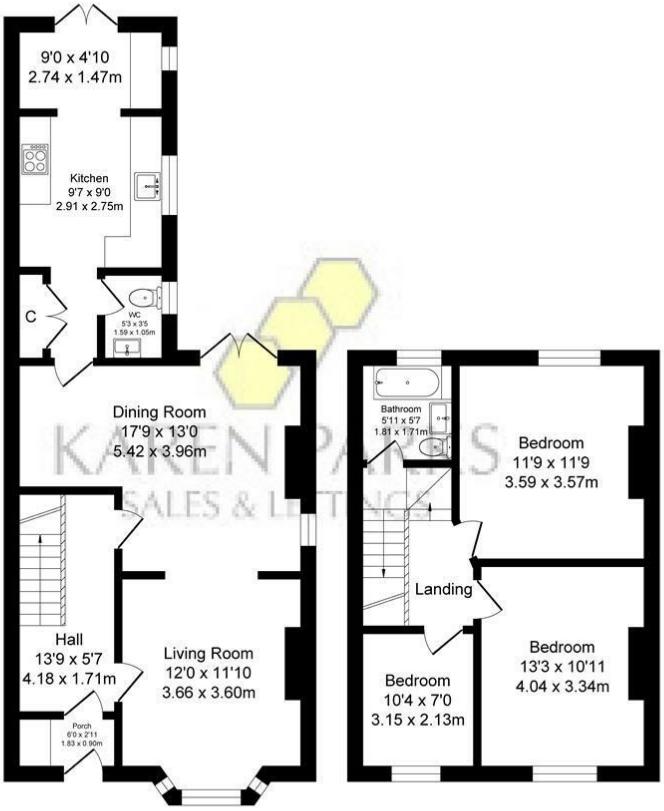
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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 1096 Sq.ft. (101.8 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.



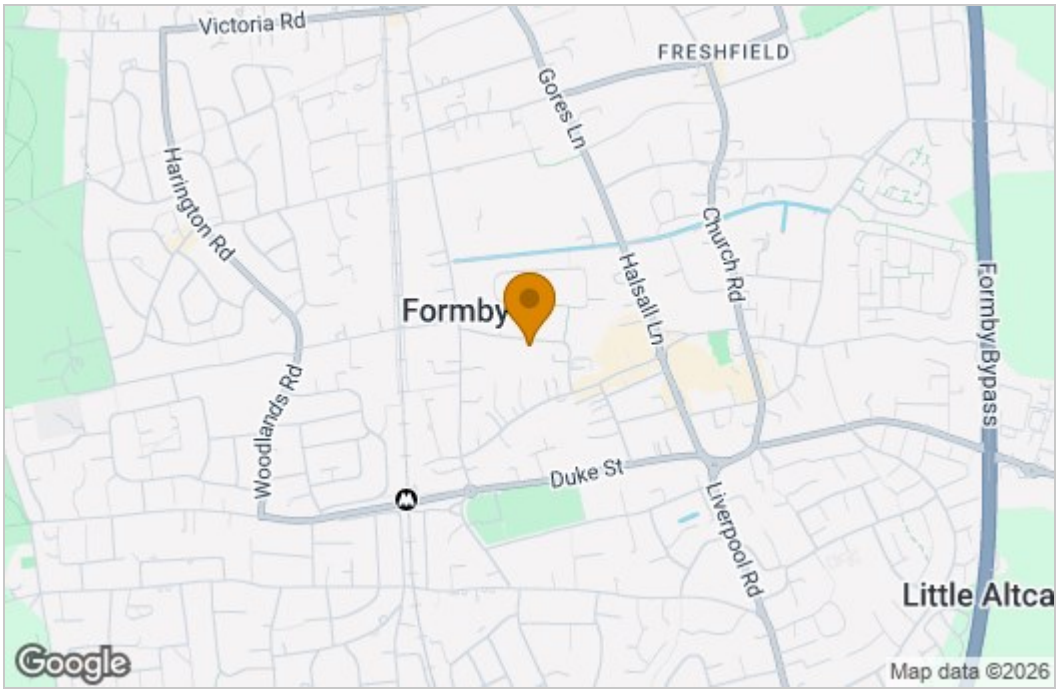
Ground Floor

Approx. Floor Area 647 Sq.Ft (60.1 Sq.M.)

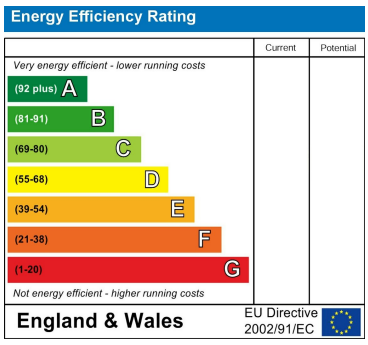
First Floor

Approx. Floor Area 449 Sq.Ft (41.7 Sq.M.)

Area Map



Energy Efficiency Graph



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