KAREN PARKS
SALES & LETTINGS









25 Lancaster Road, Liverpool, L37 6AT

Offers Over £275,000

Karen Parks Sales and Lettings are delighted to offer for sale this three bedroom semi detached family home situated in a quiet but conveniently located area. The property briefly comprises of a hallway, front living room with sliding doors opening up into an open plan kitchen-diner and the property benefits from a downstairs WC. To the first floor are two double bedrooms, a single bedroom, recently fitted modern shower room and separate WC. There is off road parking to the front of the house leading down to the single detached garage and an immaculately maintained beautiful rear garden. The property is conveniently located within walking distance of Formby train station and a bus route for those commuting as well as the Pinewoods and beach. It is with easy reach of Formby village with all it's many amenities such as shops, cafes, restaurants, hairdressers, swimming pool and gym.

ACCOMMODATION

Ground Floor

Hallway




The hallway has one radiator and an under stairs storage cupboard.

WC



WC with hand wash basin and double glazed window.

Living Room 14'5" x 12'2" (4.41 x 3.72)





The living room has a large double glazed window to the front of the room allowing in plenty of light, there is one radiator, fitted shelving to one side of the alcove and a living flame electric fireplace as a focal point to the room. There are glass sliding doors opening into the kitchen-diner meaning you can make it one large open space perfect for family living.

Kitchen-Diner 11'11" x 11'1" into 15'1" x 7'3" (3.64 x 3.38 into 4.60 x 2.23)





The open plan kitchen-diner is a lovely space for entertaining family and friends with double glazed patio doors opening out into the garden. There are a range of wall and base units providing plenty of storage, a sink with double glazed window above and one radiator in this space. There is an integrated dishwasher, gas hob, oven, grill, dishwasher and washing machine. There is a space for a free standing fridge-freezer and door leading out to the side of the property.





First Floor

Landing



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

Bedroom 1 14'4" x 10'2" (4.38 x 3.12)



The master bedroom is an excellent size and has a row of fitted wardrobes providing plenty of storage as well as a dressing table and built in drawers. There is one radiator and a double glazed window.

Bedroom 2 11'10" x 11'1" (3.62 x 3.40)



The second double bedroom has a double glazed window with views out over the garden, fitted wardrobes for storage and one radiator.

Bedroom 3 8'11" x 6'11" (2.72 x 2.12)



The third single bedroom has a built in wardrobe over the stairs maximizing space and providing storage. There is a double glazed window and one radiator.

Shower Room 7'2" x 5'4" (2.19 x 1.65)



The modern shower room has been recently fitted and has a large walk in shower, hand wash basin with cupboard below, heated towel rail, double glazed window and a built in cupboard housing the boiler and with shelving.

WC



WC with floor to ceiling tiled walls and a double glazed window with obscured glass.

Outside

Front Garden
There is a block paved driveway leading down to the garage and providing off road parking. There is a stoned area with mature bushes and shrubs that provide both privacy to the property but also curb appeal.

Rear Garden



Leading out from the double doors is a paved patio with space for seating to enjoy some alfresco dining with family and friends in the summer months. This leads onto an immaculately maintained area laid to lawn with beds either side and within the lawn containing plants, bushes and trees. There is a further paved patio behind the garage which is a real sun trap.



Garage 16'0" x 8'2" (4.90 x 2.51)

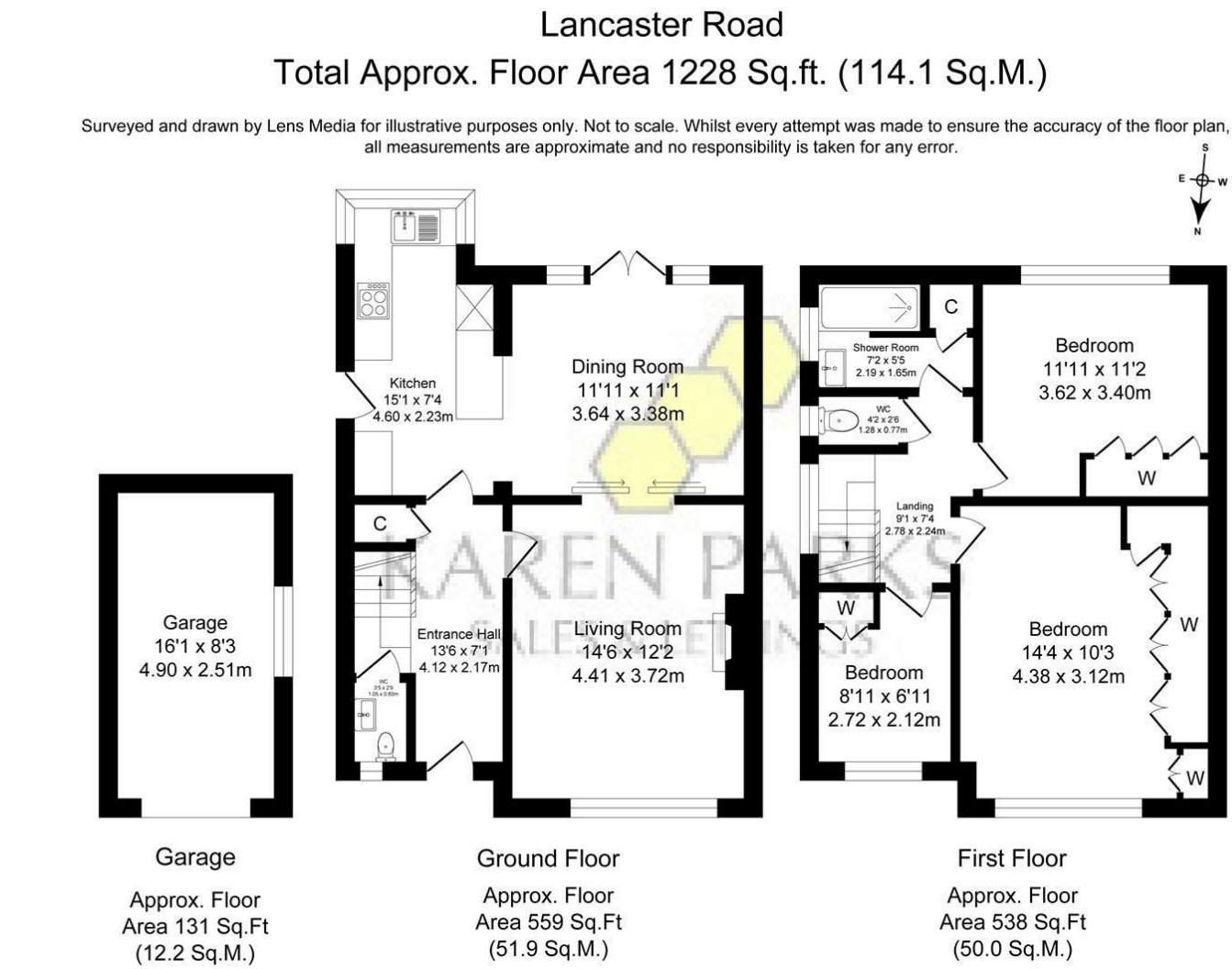


There is a single detached garage with up and over door to the front, a window to the side and there is both power and light.

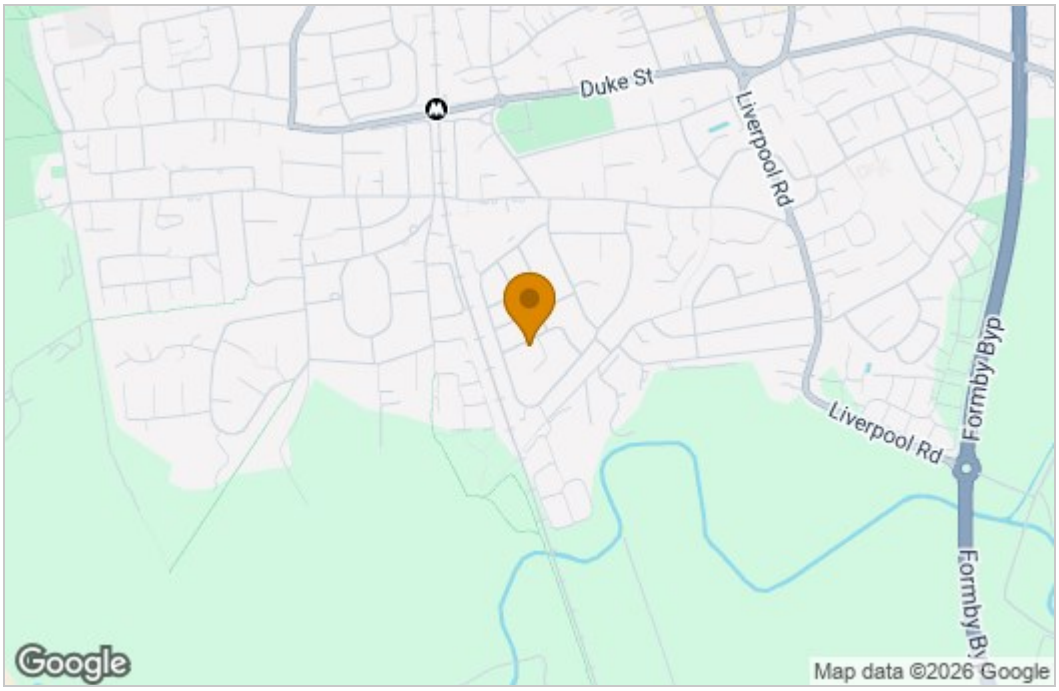
Important Information

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.

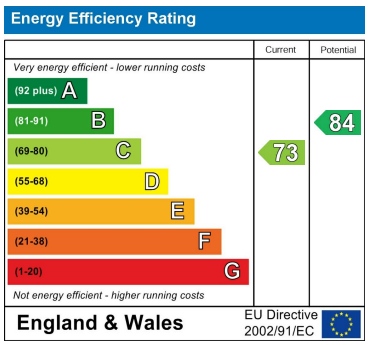
Floor Plan



Area Map



Energy Efficiency Graph



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