

KAREN PARKS
SALES & LETTINGS



69A Freshfield Road, Liverpool, L37 7BG
Offers Over £630,000

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented and deceptively spacious, four bedroom detached property offering a versatile layout suiting a wide audience - and situated in a very sought after road in Freshfield. The property briefly comprises of: enclosed porch, hallway, snug, spacious lounge, modern kitchen and a double bedroom/dining room and shower room. To the first floor are a further three bedrooms and a family bathroom with separate bath and shower. There are beautifully maintained gardens to the front and rear, a driveway with double metal gates leading down to the detached single garage. It is positioned close to highly regarded Primary and Secondary schools which is great for a family, just a short walk to Freshfield station and Formby village with all its amenities such as shops, cafes, restaurants, swimming pool and gym. The property would also be ideal for those seeking a future-proof home, benefiting from a ground-floor bedroom and shower room.

ACCOMMODATION

Ground Floor

Enclosed Porch

Enclosed porch with meter cupboards leading into the hallway.

Hallway



The hallway has one radiator and access into all rooms.

Kitchen-Diner 17'2" x 9'6" (5.25 x 2.92)



The kitchen has a range of wall and base units providing plenty of storage and there is under counter lighting. There is a sink with double glazed window above and door to the side leading out to the garden. There is an integrated fridge-freezer, dishwasher, oven, microwave, hob, extractor, washing machine and the recently installed boiler is located in here. There is one radiator and space for a kitchen table.

Lounge 15'11" x 13'4" (4.87 x 4.08)



The spacious lounge is an excellent size and has double patio doors opening out onto the immaculate gardens. There is a feature electric fireplace as a focal point to the room and perfect for a winters evening and there is one radiator.

Snug 11'7" x 10'5" (3.54 x 3.19)



The snug is a lovely space for a morning coffee with a large double glazed window looking out to the front gardens and there is one radiator.

Bedroom 4/Dining Room 14'1" x 12'2" (4.31 x 3.73)



This bedroom could be used as a downstairs double bedroom with having the shower room to the ground floor - but is used as a dining room by the current owner. There is one radiator and a double glazed window.

Shower Room 8'4" x 8'1" (2.55 x 2.48)



The shower room comprises of a walk in shower with two shower heads, WC, hand wash basin, towel radiator, double glazed window and a built in storage cupboard with shelving.

First Floor

Landing



The bright landing has one radiator and a double glazed window.

Bedroom 1 18'3" x 11'0" (5.58 x 3.36)



The master bedroom is an excellent size room and has a built in walk in wardrobe with rail providing plenty of hanging space, there is a double glazed window to the front of the room and one radiator.

Bedroom 2 14'1" x 9'3" (4.31 x 2.82)



The second double bedroom has a door with access into the family bathroom, one radiator, a double glazed window and large walk in storage cupboard.

Bedroom 3 10'1" x 8'4" (3.09 x 2.55)



This bedroom is a bright room with a large velux window allowing light to flow in, one radiator and access into the eaves storage.

Bathroom 9'3" x 7'4" (2.82 x 2.24)



The spacious family bathroom comprises of a bath, corner shower cubicle with two shower heads, WC, hand wash basin with vanity unit below, towel radiator and a double glazed window.

Outside

Front Garden

The front of the property is lined with a mature hedge providing plenty of privacy and beyond this is an area laid to lawn with beds containing plants and colourful flowers as a lovely outlook from the snug. Leading in from double gates is a paved driveway providing space for off road parking leading up to the garage.

Rear Garden



Leading out from double doors, you are welcomed into the sunny and immaculately kept rear garden. As you step out there is a paved patio which is perfect for seating to enjoy some alfresco dining in the summer months. This leads onto a well kept area laid to lawn and boarded by beds containing a beautiful array of flowers, shrubs and bushes giving colour to the garden.

Garage 20'0" x 9'9" (6.11 x 2.98)

There is a single detached garage situated to the rear of the property with an up and over door to the front, a window to the side and there is power to the garage.

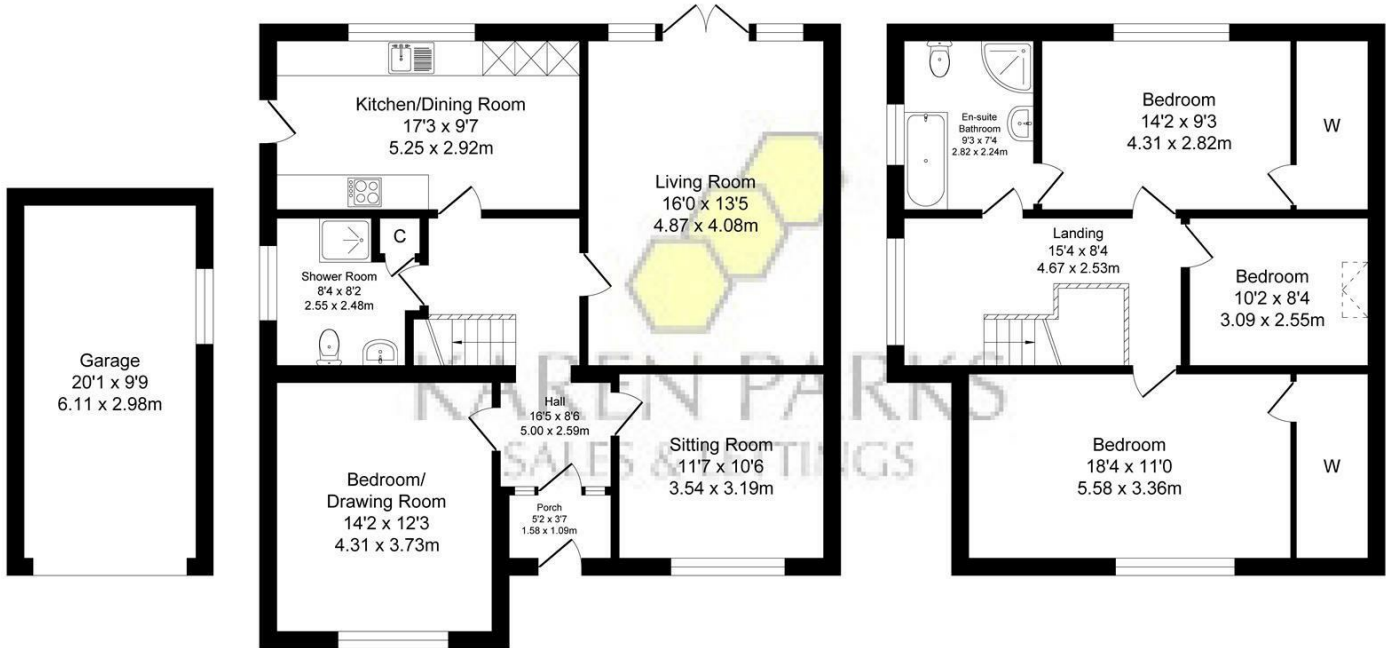
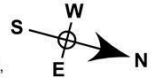
Important Information

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

Freshfield Road Total Approx. Floor Area 1894 Sq.ft. (176.0 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.

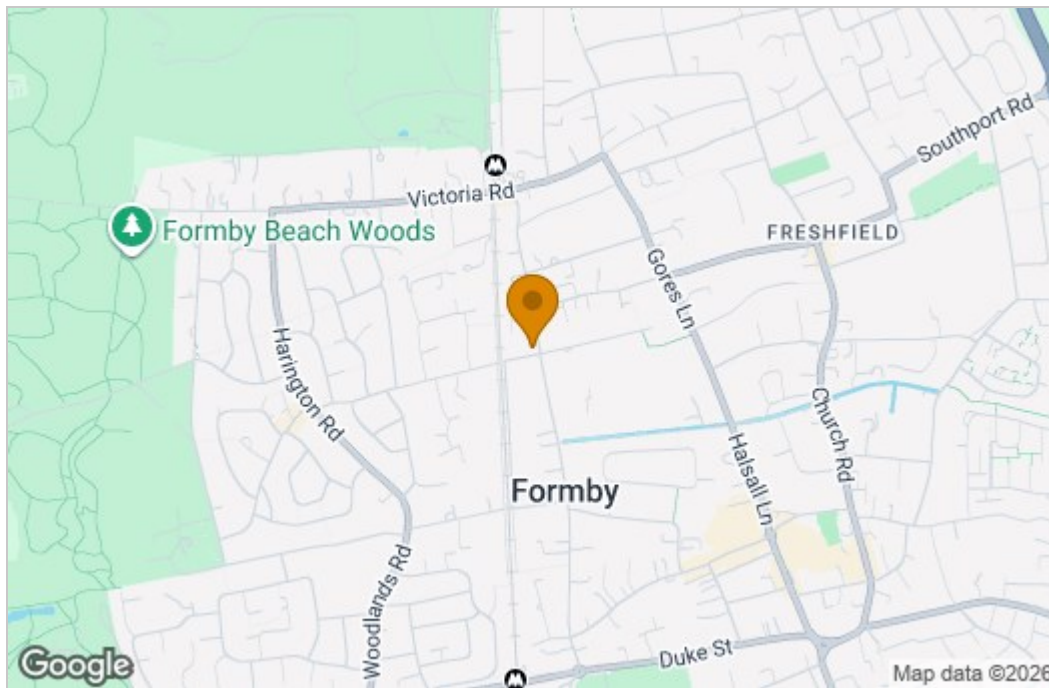


Garage
Approx. Floor Area 196 Sq.Ft (18.2 Sq.M.)

Ground Floor
Approx. Floor Area 964 Sq.Ft (89.6 Sq.M.)

First Floor
Approx. Floor Area 734 Sq.Ft (68.2 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.