



**KAREN PARKS**  
SALES & LETTINGS



**30 Westview Close, Liverpool, L37 2FG**

**£320,000**

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom, semi detached house which makes the perfect turn-key property. The ground floor briefly comprises of: hallway, WC, lounge and kitchen-diner. To the first floor is the master bedroom with ensuite shower room, a further two bedrooms and a family bathroom. This

Redrow property benefits from having 5 years left of the new build warranty which is a huge advantage to any prospective buyer. There is a driveway with off road parking to the front of the house and beautifully maintained sunny garden to the rear. The house is situated close to a pathway with beautiful walks to Hightown beach. It is within close proximity to Formby train station and local amenities such as shops, cafes, local schools and hairdressers. Offered for sale WITH NO OWARD CHAIN.

## ACCOMMODATION

### Ground Floor

#### Hallway

The hallway has one radiator and an understairs storage cupboard.

#### WC



WC with hand wash basin, radiator and double glazed window.

#### Lounge 15'9" x 10'11" (4.82 x 3.34)



The lounge is a good size and has a large double glazed window allowing in plenty of light and one radiator.

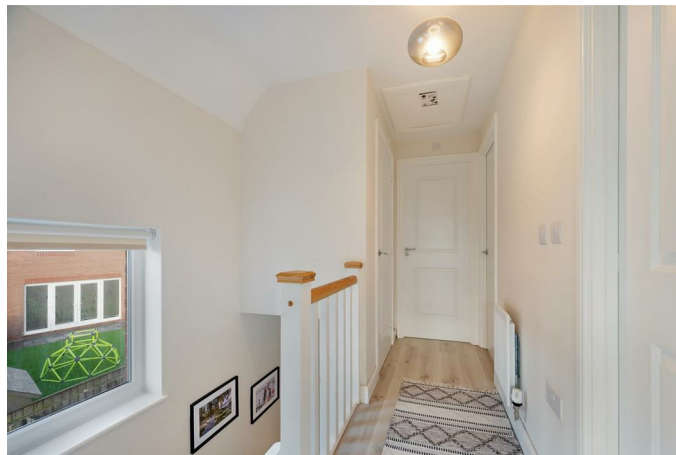
#### Kitchen-Diner 17'6" x 11'4" (5.34 x 3.46)



The open plan kitchen-diner is a great space for family living and entertaining. There are a range of modern fitted wall and base units providing plenty of storage and a sink and draining board with double glazed window above. There is an integrated oven, grill, gas hob, fridge-freezer and dishwasher. There is an upright wall mounted radiator and double patio doors leading out into the garden. There is a utility cupboard with space for a washing machine and some additional storage.

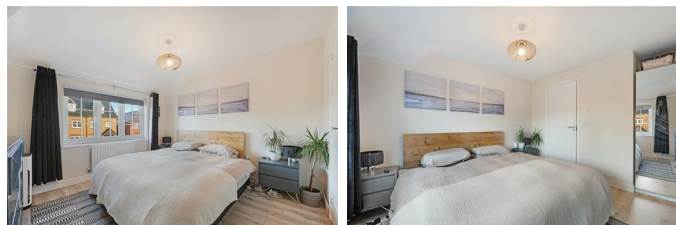
### First Floor

### Landing



The landing has a double glazed window, radiator, storage cupboard containing the boiler and a loft hatch.

#### Bedroom 1 11'4" x 10'9" (3.46 x 3.28)



The master bedroom is a good size and has one radiator, a double glazed window and a door leading into the ensuite.

#### Ensuite Shower Room 7'2" x 3'11" (2.20 x 1.21)



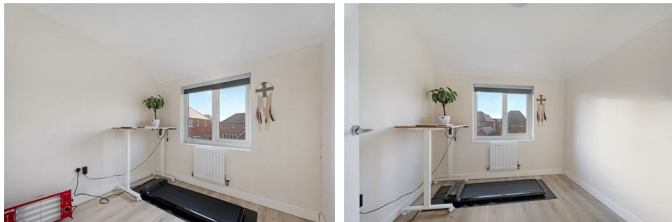
The ensuite has a shower cubicle, hand wash basin and WC.

### **Bedroom 2 11'8" x 9'2" (3.56 x 2.81)**



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

### **Bedroom 3 8'6" x 8'5" (2.61 x 2.57)**



This bedroom has a double glazed window looking out over the rear garden - making it a lovely space to work from home and one radiator.

### **Bathroom 6'7" x 5'6" (2.02 x 1.70)**



The bathroom comprises of a bath with over head shower, hand wash basin, WC, double glazed window and heated towel rail.

## **Outside**

### **Front Garden**

The front of the property has a driveway with off road parking for two cars and there is also an area laid to lawn with some shrubs and bushes giving curb appeal to the front of the house.

### **Rear Garden**



The rear garden has a paved patio area leading out from the double doors with space for seating. This leads onto a substantial area laid to lawn and has

baorders containing an array of mature bushes and plants.

### **Important Information**

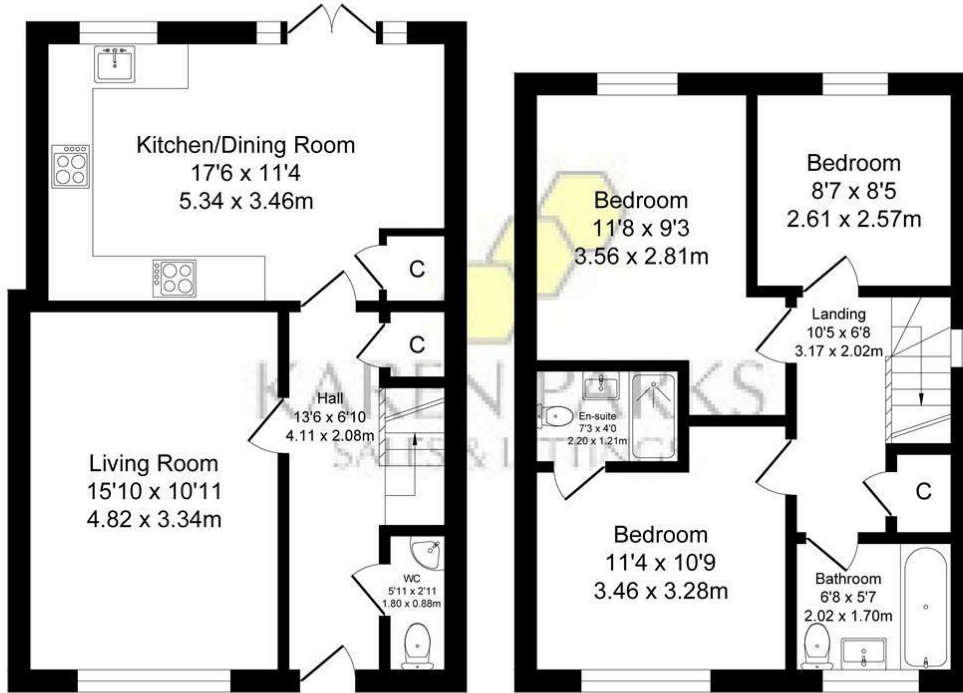
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

## Westview Close, Formby

Total Approx. Floor Area 961 Sq.ft. (89.3 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.



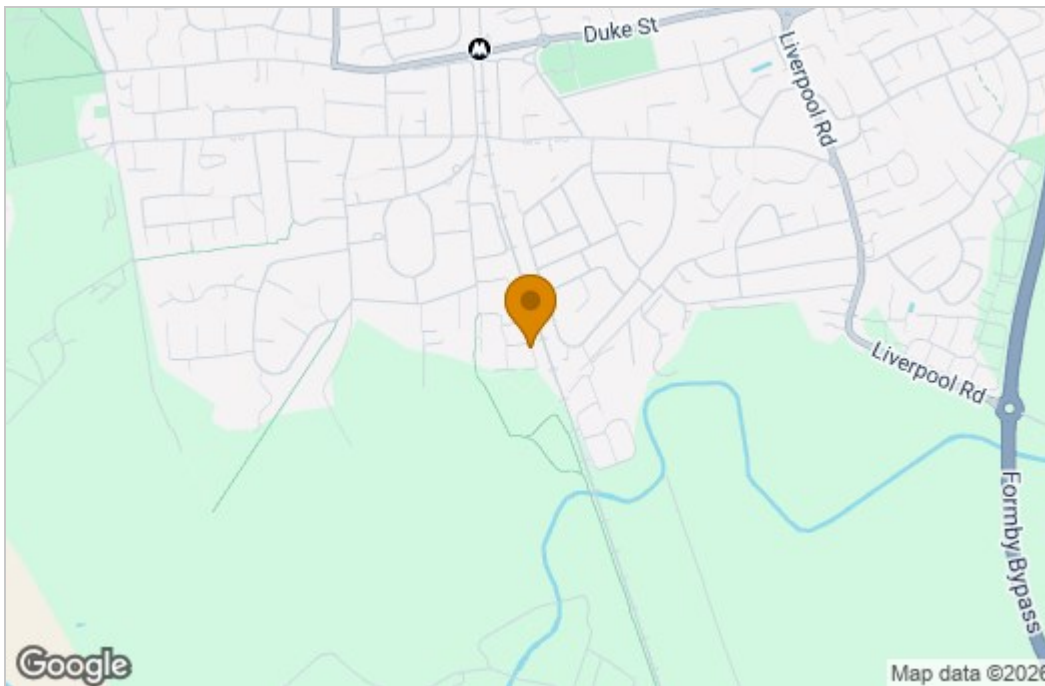
Ground Floor

Approx. Floor Area 496 Sq.Ft (46.1 Sq.M.)

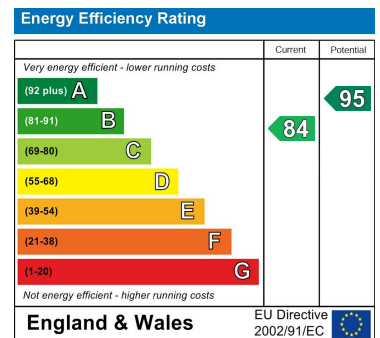
First Floor

Approx. Floor Area 465 Sq.Ft (43.2 Sq.M.)

# Area Map



# Energy Efficiency Graph



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