



**KAREN PARKS**  
SALES & LETTINGS



**7 Raven Meols Lane, Liverpool, L37 4BY**

**Asking Price £430,000**

Karen Parks Sales and Lettings are pleased to bring to market this deceptively spacious three bedroom detached property occupying an excellent corner plot. The property briefly comprises of: enclosed porch, hallway, a good sized lounge, a snug/play room, dining room, kitchen and WC. To the first floor are three good sized bedrooms, a spacious family bathroom with both bath and shower and another space that could be used for storage/airing clothes. There are gardens to the front, side and rear and the property benefits from a double garage with driveway leading up to it. The property offers plenty of versatile living space which would be perfect for both a couple or a family. It is situated in an excellent position within walking distance of Formby village with all its amenities such as shops, cafes, restaurants, a swimming pool/gym and close to Formby train station for those commuting. It is also within easy reach of both primary and secondary schools which is perfect for a family and close to Formby nature reserve and beach.

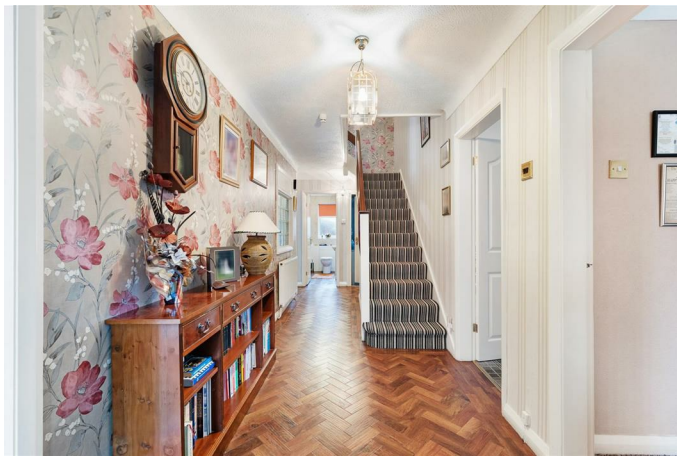
## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

Enclosed porch leading into the hallway.

#### Hallway



The spacious hallway has one radiator, access into all rooms and an integral door to the garage. There is an understairs storage cupboard as well as an additional built in cupboard.

#### Lounge 23'9" x 11'1" (7.25 x 3.40)



The lounge is an excellent size and has a large double glazed window to the front, as well as two narrow windows to the side allowing in extra light. There are two radiators and a gas fire as a focal point to the room.

#### Snug 11'3" x 10'0" (3.45 x 3.07)



The snug is an excellent space to have as a quiet reading room or alternatively as a playroom for those with children or an office for anyone working from home. There is one radiator and a double glazed window.

#### Dining Room/Bedroom 15'1" x 10'0" (4.62 x 3.07)



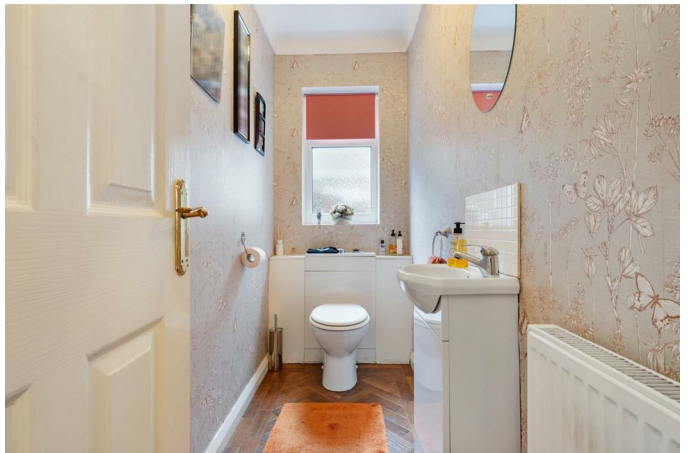
The dining room has built in cupboards and a desk to one side of the room and there is one radiator and a double glazed window to the side. This room could alternatively be used as a bedroom for those needing a downstairs room.

#### Kitchen-Diner 11'5" x 10'7" (3.48 x 3.25)



The kitchen-diner has a range of black gloss wall and base units providing storage for the kitchen and there is space for a table. There is a sink with double glazed window above, a door to the side leading to the garden and a radiator. There is an integrated fridge-freezer, hob, extractor, oven, microwave and dishwasher.

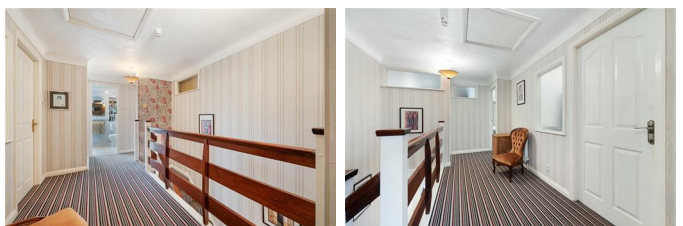
#### WC 8'4" x 3'5" (2.55 x 1.05)



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

### First Floor

#### Landing



The spacious landing has a loft hatch and a radiator.

### **Bedroom 1 16'1" x 10'7" (4.92 x 3.25)**



The master bedroom is a good size and has a built in cupboard for storage, one radiator and a double glazed window.

### **Bedroom 2 16'1" x 10'4" (4.91 x 3.17)**



The second double bedroom has a double glazed window, one radiator and a built in storage cupboard.

### **Bedroom 3 13'9" x 8'11" (4.20 x 2.73)**



The third bedroom has a double glazed window over looking the garden, one radiator and a built in cupboard.

### **Bathroom 9'7" x 5'9" (2.93 x 1.76)**



The spacious family bathroom comprises of a bath, seperate shower cubicle, hand wash basin, WC, radiator and double glazed window.

### **Storage/Drying Room 15'7" x 5'2" (4.75 x 1.58)**

Situated off the landing is a space that could be used for storage that continues on into the eaves, there is also a radiator and shelving so could be an excellent space to air/dry washing.

## **Outside**

### **Front and Side Garden**



There are gardens spanning to the front and side of the property that are mainly paved with beds containing a lovely array of bushes, plants and flowers giving colour and curb appeal to the front of the property and also providing privacy. There is a pathway leading up to the front door.

## **Rear Garden**



Leading out from the kitchen door is a paved garden area perfect to sit out and enjoy a morning coffee or some alfresco dining. Surrounding the paved area are some raised beds containing mature plants and bushes making it a low maintenance garden.

### **Double Garage 18'8" x 18'6" (5.70 x 5.65)**



The property benefits from a double garage which has access from an electric up and over door to the front of the garage and also integral door from the hallway. The newly fitted boiler is located in here and there is a door out to the garden. Leading up to the garage is a driveway with space for two cars to park.

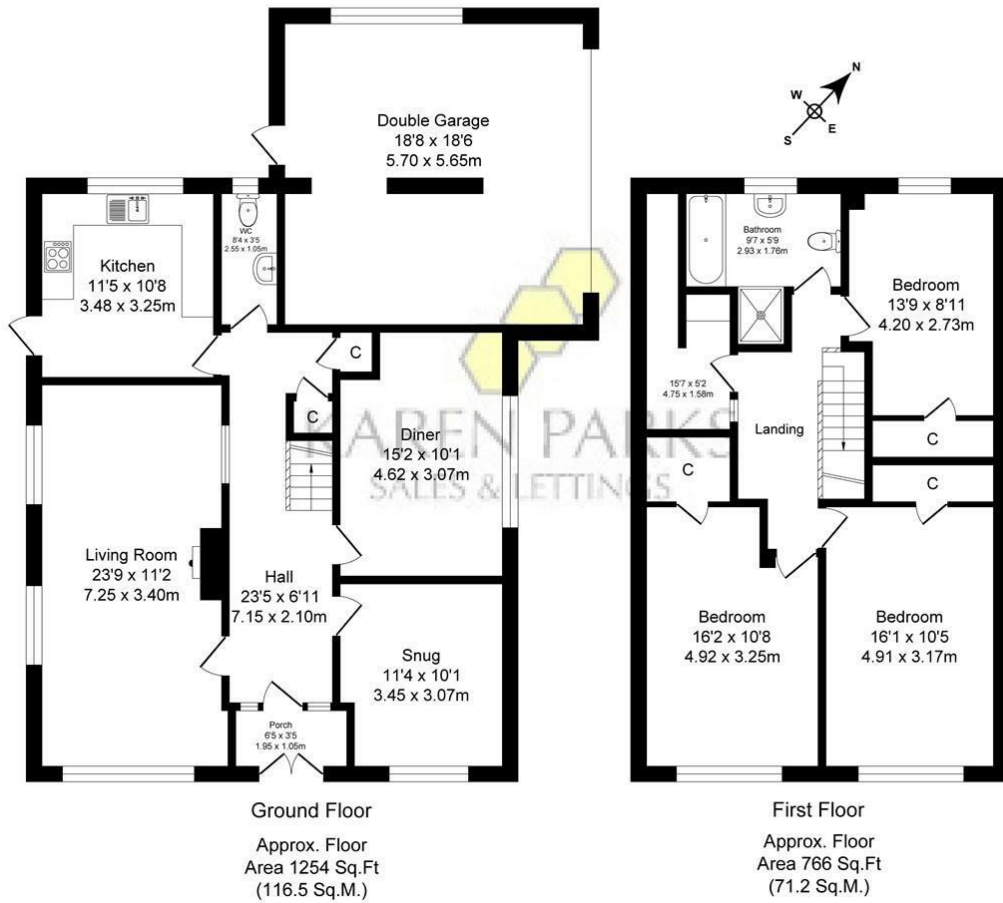
## **Important Information**

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.

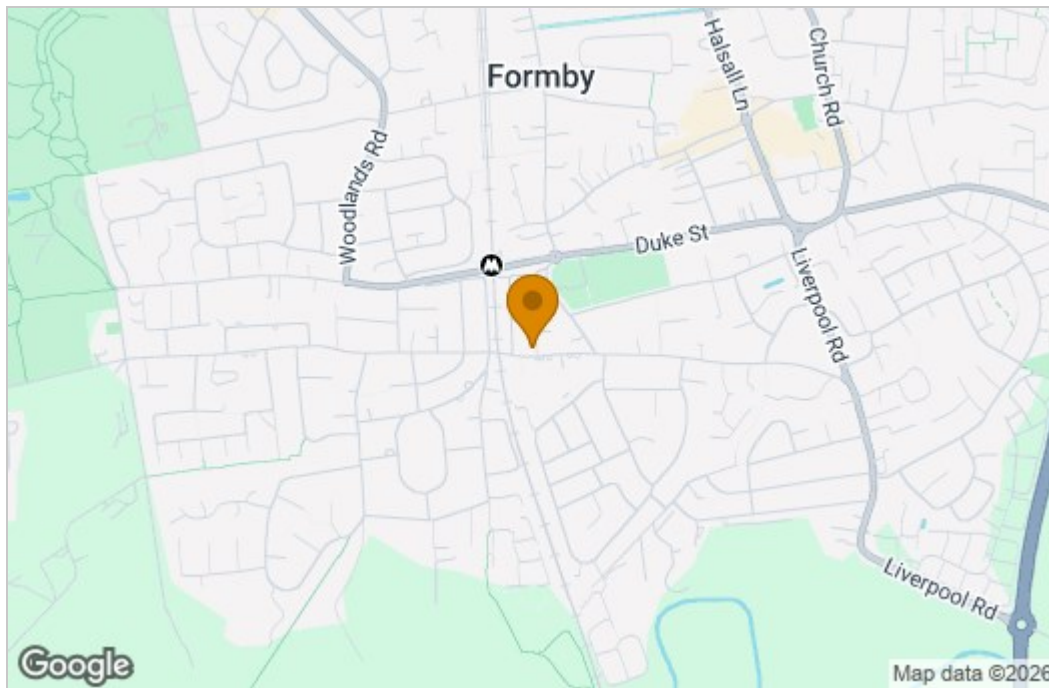
# Floor Plan

Raven Meols Lane, Formby, Liverpool L37 4BY, UK  
 Total Approx. Floor Area 2020 Sq.ft. (187.7 Sq.M.)

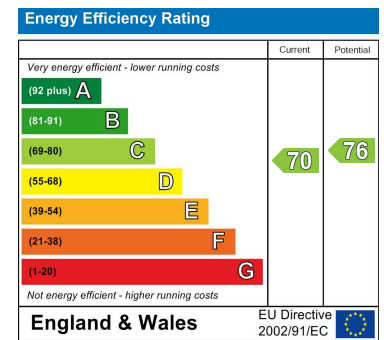
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



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