



KAREN PARKS
SALES & LETTINGS



1 Hazelhurst Close, Liverpool, L37 2LJ
Offers Over £410,000

Karen Parks Sales and Lettings are delighted to bring to market this exceptionally spacious detached family home situated on an excellent corner plot with beautiful sunny rear gardens. The property briefly comprises of porch, lounge, conservatory, kitchen-diner, rear sitting room, utility/WC and a study/downstairs bedroom. To the first floor are four good sized bedrooms and a modern recently fitted shower room. There is a large paved driveway with off road parking for four cars and a very good sized rear garden expanding round the corner plot which very few properties of this style offer and with a garage/storage space. It is situated in a quiet spot but still within easy reach of local highly rated schools perfect for a family and the Pinewoods and nature reserve. The property is within walking distance of Formby train station and Formby village with all it's amenities such as shops, hairdresses, restaurants, swimming pool, gym and cafes.

ACCOMMODATION

Ground Floor

Porch

Porch with one single glazed and one double glazed window leading into the lounge.

Lounge 18'0" x 10'7" (5.50 x 3.24)



The spacious lounge has a large double glazed window to the front of the room, two radiators, a gas fire as a focal point to the room and a double fitted cupboard for storage.



Conservatory 17'9" x 8'9" (5.42 x 2.68)



The conservatory is a lovely space for entertaining as it opens up from the lounge and with views out onto the garden and double doors opening out onto the patio.

Kitchen-Diner 17'1" x 8'3" (5.23 x 2.53)



The kitchen-diner has a range of wall and base units providing plenty of storage for the kitchen, there is a sink, two double glazed windows and a radiator. There is an integrated dishwasher and space for a freestanding fridge-freezer and oven.

Utility/WC 5'9" x 5'4" (1.76 x 1.64)

The utility/WC has a built in cupboard with storage and space for both a washing machine and dryer and the boiler is situated here. There is a WC, hand wash basin, radiator and double glazed window with obscured glass.

Inner Hallway

The inner hallway has one radiator and stairs up to the first floor.

Rear Sitting Room 12'0" x 10'7" (3.67 x 3.25)



The rear sitting room is a bright room with double patio doors opening out into the garden, perfect for a summers day. There is an electric wall mounted feature fire, radiator and under stairs storage cupboard.

Study/Bedroom 8'4" x 7'2" (2.56 x 2.20)



This room would be perfect as a study for those working from home with a double glazed window looking out over the garden and one radiator. This room could alternatively be used as a bedroom.

First Floor

Landing

The landing has spotlights, a radiator and loft hatch.

Bedroom 1 13'8" x 10'5" (4.18 x 3.20)



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

Bedroom 2 13'8" x 8'8" (4.18 x 2.65)



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

Bedroom 3 9'0" x 8'7" (2.76 x 2.64)



The third double bedroom has a double glazed window looking out over the rear garden and one radiator.

Bedroom 4 9'1" x 6'2" (2.78 x 1.90)



There is one radiator and a double glazed window.

Shower Room 7'10" x 5'10" (2.40 x 1.78)



The modern shower room has been recently installed and has floor to ceiling tiles, there is a good sized shower cubicle with sliding door and two shower heads, hand wash basin with cupboard below, WC, double glazed window and heated towel rail.

Outside

Front Garden

The front of the property has a large block paved driveway with off road parking for at least four cars, there is an area laid to lawn in front of the lounge window and a couple of mature trees.

Rear Garden



The expansive rear garden is an excellent size with being situated on a corner plot and very few properties of this style offer a garden of this size. Leading out from the patio doors is a large paved patio with plenty of space for seating and to enjoy a BBQ in the summer months. This leads onto a large area laid to lawn with sleeper beds lining the side and rear of the garden containing beautiful plants and mature bushes and shrubs. To the rear of the garage is a large decking area.



Garage/Office Space 12'4" x 7'8" into 8'6" x 3'4" (3.78 x 2.35 into 2.61 x 1.03)

The garage area can be used for storage but also an office space. The front area has double doors and space for storage and the rear side is sectioned off and would be perfect for those working from home or alternatively as a home gym.

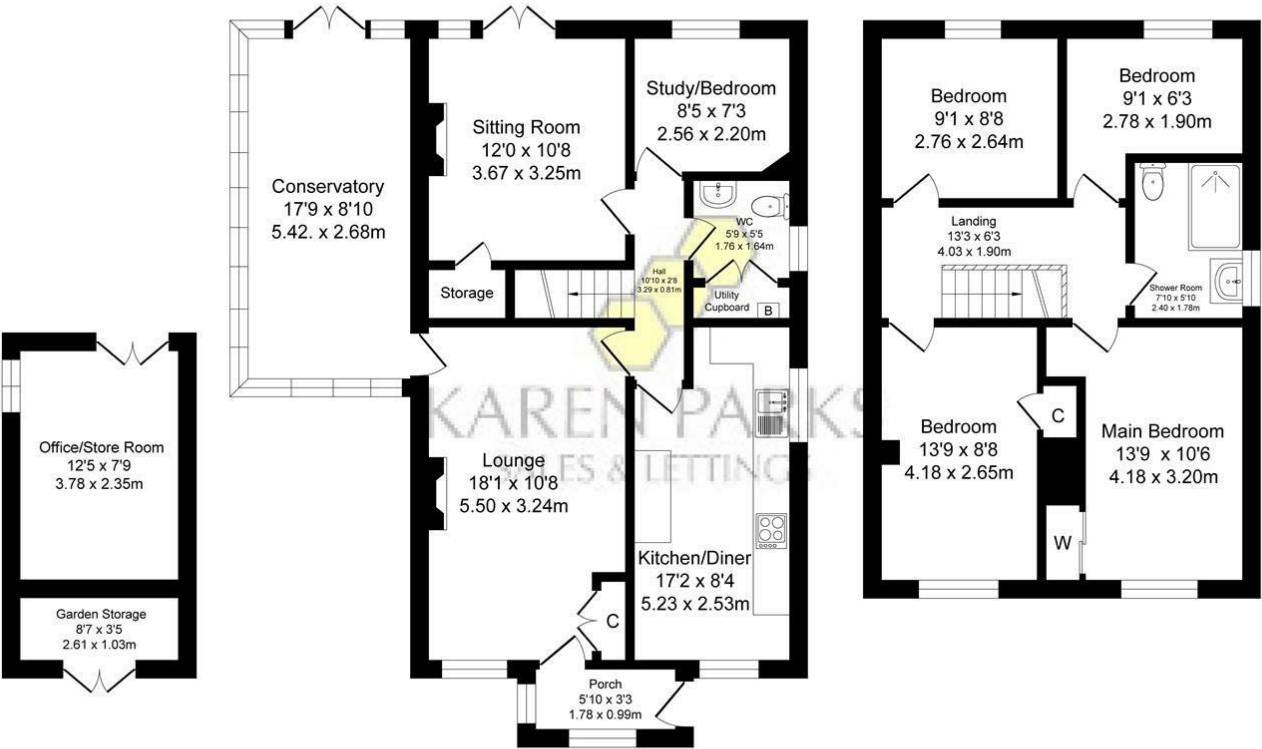
Important Information

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

Hazlehurst Close, Formby
Total Approx. Floor Area 1583 Sq.ft. (147.1 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.

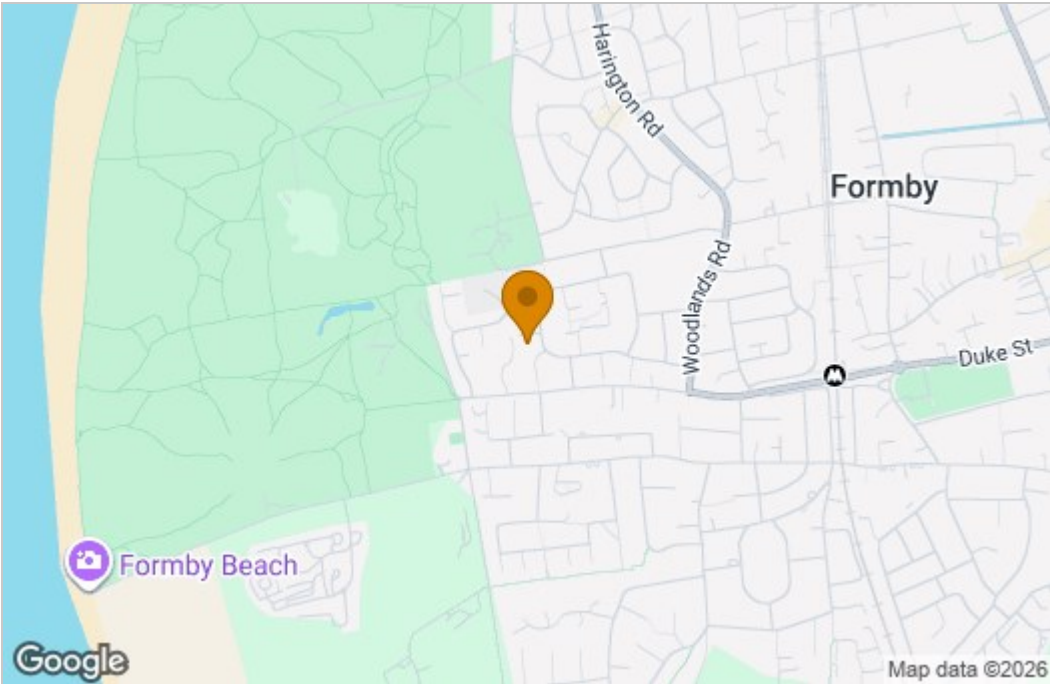


Outbuilding
Approx. Floor Area 143 Sq.Ft (13.3 Sq.M.)

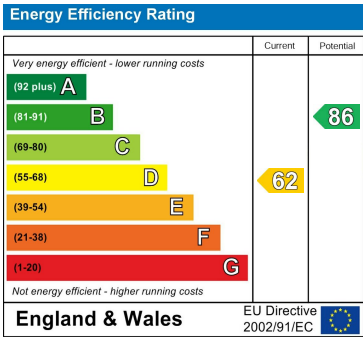
Ground Floor
Approx. Floor Area 866 Sq.Ft (80.5 Sq.M.)

First Floor
Approx. Floor Area 574 Sq.Ft (53.3 Sq.M.)

Area Map



Energy Efficiency Graph



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