

KAREN PARKS
SALES & LETTINGS



15 Friars Walk, Formby, Liverpool, L37 4EU
Offers Over £335,000

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached bungalow which has been extended and fully refurbished throughout to a high standard. This deceptively spacious property briefly comprises of: porch area, hallway, three bedrooms, shower room and open plan kitchen-diner-living space. The garage has been converted to a garden room with access from in the garden. There is off road parking to the front of the property and excellent sized sunny rear garden with artificial grass for easy maintenance. The property is situated in a quiet cul de sac but still within a short walk of local amenities such as shops, hairdressers and local Primary school. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Porch

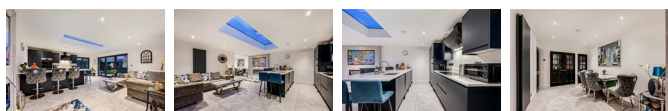
The porch area has a cupboard containing the boiler and leads through into the hallway.

Hallway



The hallway has a row of cupboards containing the meters and space for storage. There is one radiator and a loft hatch.

Open plan kitchen-diner-living room 19'7" x 17'10" into 13'0" x 8'11" (5.99 x 5.44 into 3.97 x 2.73)



This extended open plan kitchen-diner living space is perfect for family living and entertaining and has been finished to a high standard. There are two sets of bi-fold doors opening out into the garden and a large lantern roof allowing plenty of light to flow in. There is a large island with space for bar stools, there is a sink and integrated dishwasher and washing machine - as well as storage cupboards. There is a row of fitted wall and base units for storage, integrated fridge-freezer, oven, induction hob, extractor and grill. There are two upright wall radiators and a feature media wall with electric fire - perfect for winter evenings.

Bedroom 1 15'10" x 8'10" (4.85 x 2.70)



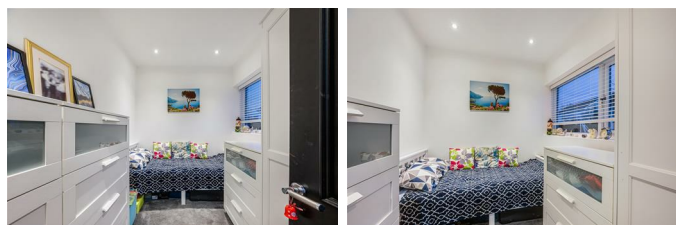
The master bedroom is a good size and has a double glazed window looking out to the front of the property and one radiator.

Bedroom 2 10'4" x 8'11" (3.15 x 2.74)



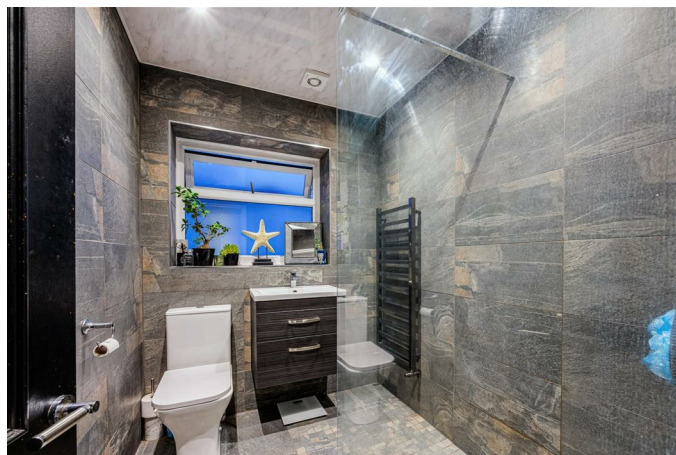
The second double bedroom has one double glazed window looking out to the garden and one radiator.

Bedroom 3 10'5" x 6'11" (3.19 x 2.11)



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

Shower Room 7'3" x 5'8" (2.23 x 1.75)



The newly fitted shower room has a large walk in shower with two shower heads, WC, hand was basin with drawers below, double glazed window and towel radiator.

Outside

Front Garden

The front of the property has a newly paved driveway providing off road parking for a number of cars. The property also benefits from an electric car charging point.

Rear Garden



The rear garden is an excellent size and leading out from the bi-folds is a large Porcelain tile patio and an area of artificial grass for easy maintainance.

Garden Room

The garage has been converted into a garden room.

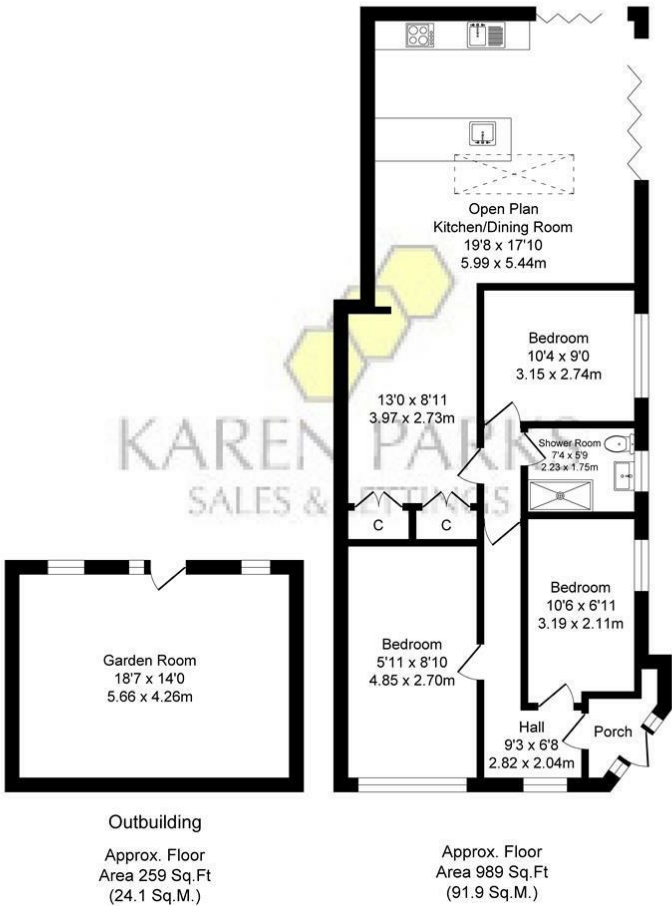
Important Information

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

Friars Walk, Formby
Total Approx. Floor Area 1248 Sq.ft. (116.0 Sq.M.)

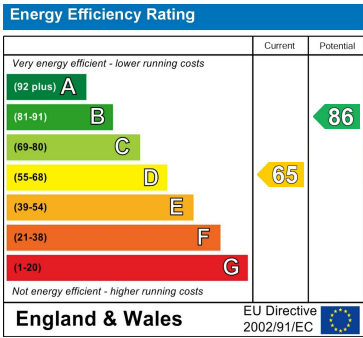
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.