



KAREN PARKS
SALES & LETTINGS



100 Harington Road, Liverpool, L37 1PZ
Offers Over £595,000

Karen Parks Sales and Lettings are delighted to offer for sale this spacious, four bedroom detached family home situated in an excellent location. The property briefly comprises of: a spacious hallway, WC, open plan kitchen-diner with newly fitted kitchen, a rear lounge with doors opening out into the garden, utility room and front reception room that could be used as a playroom/snug or an office. The master bedroom and second double bedroom both benefit from ensuite shower rooms, and there are a further two bedrooms and family bathroom with separate bath and shower. There is a large driveway and the property is well set back from the road, a single garage and sunny gardens to the rear that have been beautifully landscaped. The property is situated close to many local amenities such as shops, cafes, hairdressers and within walking distance of a bus stop and train station for those commuting. The house would be perfect for a family as it is within close proximity of both local Primary and High schools. Early viewing is advised to appreciate the space on offer.

ACCOMMODATION

Ground Floor

Hallway



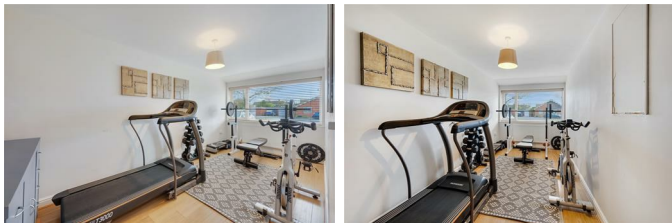
The spacious and welcoming hallway has two radiators and access to all rooms.

WC 9'5" x 3'0" (2.89 x 0.92)



WC with hand wash basin situated off the hallway.

Front Reception Room 17'3" x 7'9" (5.26 x 2.38)



The front reception room could be used as a snug/play room or alternatively as a office for those working from home. There is one window looking out to the front of the property and a radiator.

Kitchen-Diner 27'7" x 10'0" (8.42 x 3.05)



The open plan kitchen-diner has a modern, newly fitted kitchen with a range of gloss wall and base units providing storage. There is a sink with double glazed window above and integrated dishwasher, there is space for an oven and fridge-freezer. The dining area has one radiator and double patio doors opening into the garden and offers a lovely bright space for entertaining family and friends.

Utility Room 8'2" x 6'10" (2.49 x 2.09)



The utility room has wall and base units providing extra storage, a sink with double glazed window above and space for a washing machine, dryer and fridge.

Lounge 18'6" x 11'10" (5.66 x 3.62)



The lounge has double patio doors allowing an abundance of light to flow in and opening out into the sunny garden and there is one radiator.

First Floor

Landing



The landing has a double glazed window, radiator and a loft hatch.

Bedroom 1 14'10" x 10'9" (4.54 x 3.30)



The master bedroom has a row of fitted wardrobes and cupboards providing plenty of storage, a double glazed window, one radiator and door to the ensuite.

Ensuite 5'10" x 4'10" (1.80 x 1.49)



The ensuite comprises of a shower cubicle, hand wash basin, WC and radiator.

Bedroom 2 11'6" x 10'7" (3.53 x 3.25)



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

Ensuite 5'4" x 4'10" (1.65 x 1.49)



There is an ensuite off the second bedroom

comprising of a shower cubicle, hand wash basin, WC and a radiator.

Bedroom 3 13'6" x 10'6" (4.12 x 3.21)



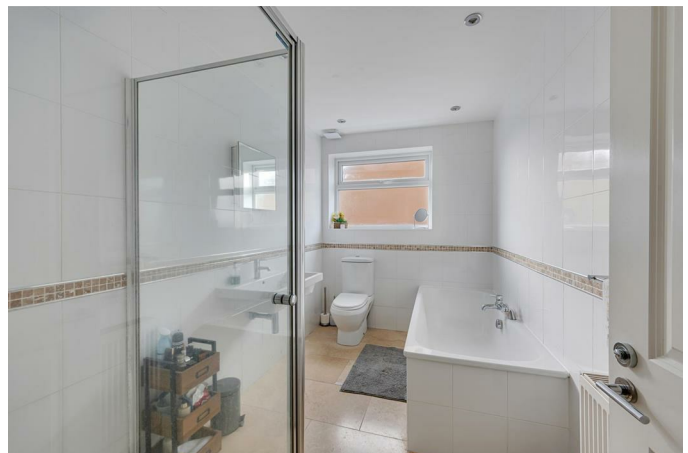
The third double bedroom has a double glazed window with views out over the garden, a row of mirrored wardrobes providing storage and one radiator.

Bedroom 4 10'9" x 9'3" (3.28 x 2.84)



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

Bathroom 10'2" x 6'3" (3.12 x 1.92)



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

Outside

Front Garden

The front of the property has a large block paved driveway providing off road parking for multiple cars. There is also an area laid to lawn and a mature tree offering curb appeal to the property.

Rear Garden



Leading out from the double doors is a sunny rear garden offering a large patio area with ample space for seating to enjoy some alfresco dining and BBQ's with friends, this leads onto an area laid lawn and surrounded by borders containing mature trees and bushes.

Garage

There is a single garage with up and over garage door to the front.

Important Information

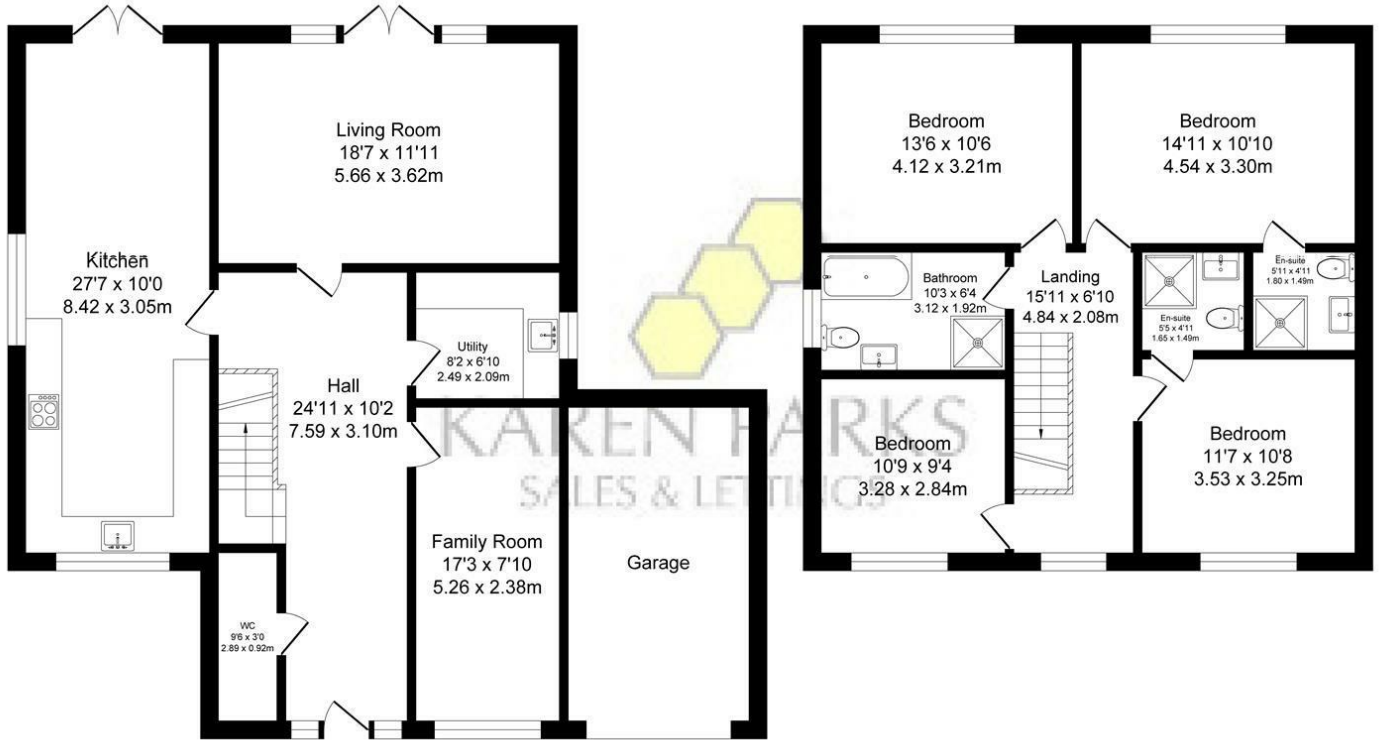
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

Harington Road, Formby

Total Approx. Floor Area 1775 Sq.ft. (164.9 Sq.M.) (Excluding Garage)

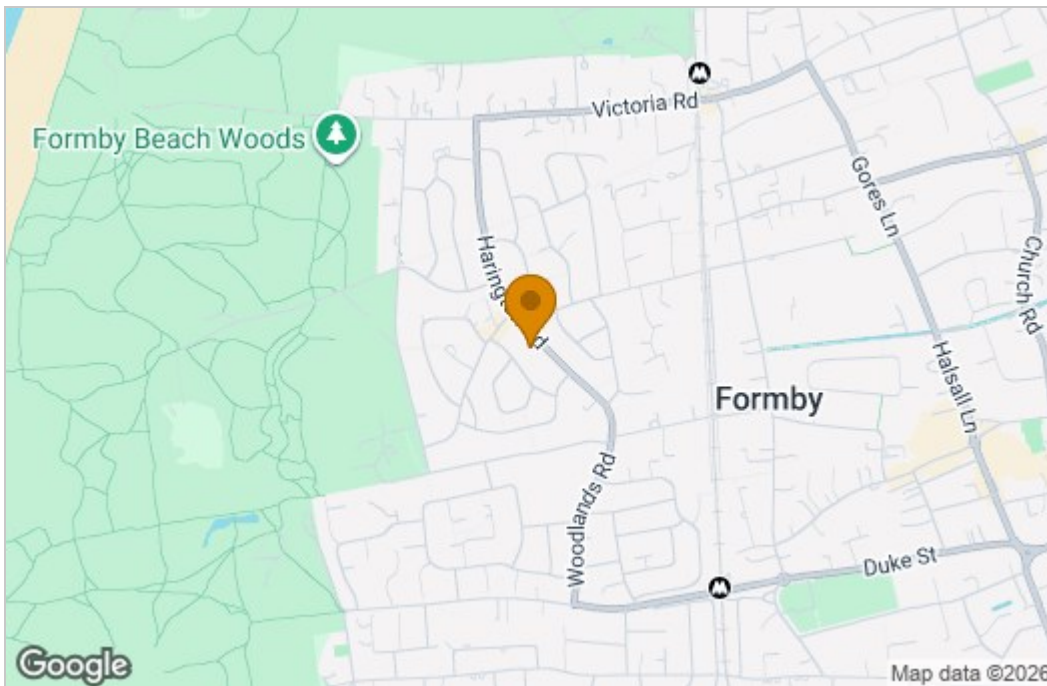
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 972 Sq.Ft (90.3 Sq.M.)

First Floor
Approx. Floor Area 803 Sq.Ft (74.6 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	
		74	82

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