



KAREN PARKS
SALES & LETTINGS



70 Gores Lane, Liverpool, L37 7DF
Offers Over £900,000

Karen Parks Sales and Lettings are delighted to offer the opportunity to purchase this four/five bedroom detached residence which has been excellently extended and modernised by the current owners to create a spacious home for family living. The property briefly comprises of: hallway, lounge, reception room/bedroom 5, modern open plan kitchen-diner living space, utility room and a shower room. To the first floor are four bedrooms with ensuite shower room to the master and a family bathroom with separate freestanding bath and shower. There is a large, private driveway to the front of the house and extensive gardens to the rear which provide a peaceful sanctuary to enjoy a morning coffee surrounded by trees and nature. The house is perfectly located within walking distance of both Freshfield station for those commuting and Formby village with all its amenities such as shops, cafes, restaurants, swimming pool and gym. There are also both local Primary and Secondary schools close by making it perfect for a family. The house benefits from planning permission for further development to add two additional bedrooms and a bathroom over the garage. Viewing is advised to appreciate the quality and space on offer.

ACCOMMODATION

Ground Floor

Hallway



The bright and spacious hallway offers a welcoming space as you enter into the property and has one radiator and an under stairs storage cupboard containing the meters.

Lounge 17'7" x 11'10" (5.36 x 3.62)



The lounge is a great size and has a log burner as a focal point to the room - perfect for a cosy winter evening. There is a double glazed box bay window to the front of the room complete with shutters and two smaller windows to the side allowing in extra light. There are three radiators.

Open Plan Kitchen-Family Room 29'11" x 17'7" (9.13 x 5.37)



The modern and contemporary open plan kitchen-diner living space is perfect for family living and entertaining guests. There are a range of wall and base units as well as a large island with cupboards on both sides and room for bar stools and a larder cupboard. There is an integrated dishwasher, oven, grill and hob and space for a fridge-freezer. There is a double glazed window above the sink, sliding doors opening out and three velux windows allowing an abundance of light to flow into the room. There are three upright wall radiators.

Utility Room 17'7" x 3'3" (5.37 x 1.00)



The utility room has a sink, door leading out to the garden, the newly fitted boiler is situated here and there is under floor heating. There is space for a washing machine and dryer.

Shower Room



The shower room has a large walk in shower with two shower heads, WC, hand wash basin, towel radiator and a double glazed window with obscured glass and benefits from under floor heating.

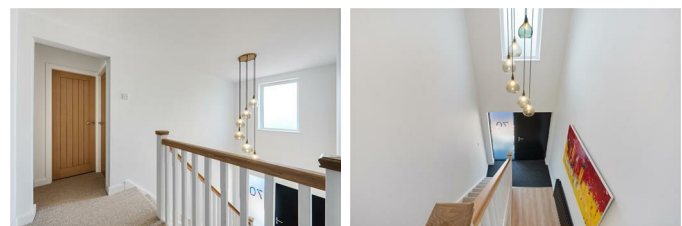
Reception Room/Bedroom 5 15'5" x 10'2" (4.70 x 3.10)



This room could either be used as an additional reception room/work from home space or alternatively as a fifth bedroom with having the added advantage of a downstairs shower room. There is a large double glazed window to the front with shutters and one radiator.

First Floor

Landing



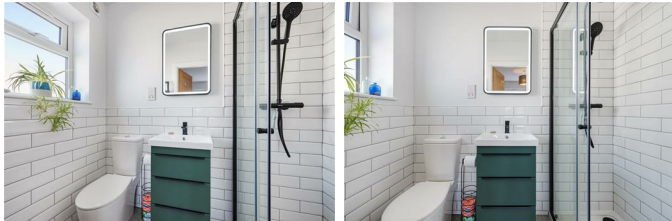
The landing features a large frosted glass window that lets in natural light while maintaining privacy, and there is also a loft hatch.

Bedroom 1 11'2" x 10'3" (3.41 x 3.13)



The master bedroom has a double glazed window with fitted shutters, one radiator and a door to the ensuite.

Ensuite Shower Room



The ensuite comprises of a shower cubicle with sliding doors and two shower heads, hand wash basin with drawers below, WC, towel rail and a double glazed window.

Bedroom 2 14'10" x 11'11" (4.53 x 3.64)



The second double bedroom is an excellent size and has a double glazed box bay window with fitted shutters and one radiator.

Bedroom 3 13'4" x 7'10" (4.07 x 2.41)



This double bedroom has a double glazed window, one radiator and fitted wardrobes/cupboards providing storage for the room.

Bedroom 4 11'2" x 6'6" (3.42 x 2.00)



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

Bathroom 9'10" x 7'10" (3.01 x 2.41)



The spacious and luxurious family bathroom comprises of a large free standing bath with freestanding tap and shower head attachment, a large walk in shower with two shower heads, WC, hand wash basin with storage below, under floor heating, double glazed window and heated towel rail.

Outside

Front Garden

The front of the property has a large stoned driveway providing off road parking for a number of cars and a row of mature hedges providing privacy to the front of the property.

Rear Garden



Leading out from the sliding doors is a large paved patio area with space for seating to enjoy some alfresco dining whilst listening to the sound of nature. The garden offers a blissful and peaceful sanctuary as a space to enjoy some sunshine. Leading on from the patio is a large area laid to lawn and the rear of the garden is a raised meadow containing bluebells and daffodils. Surrounding the lawn are borders with an array of mature trees, bushes and plants that have been beautifully maintained. There is power and hot and cold tap outside.

Garage 15'5" x 8'3" (4.70 x 2.54)

The garage has an electric door to the front and an integral door from inside the property utility room and there is a mezzanine level for additional storage.

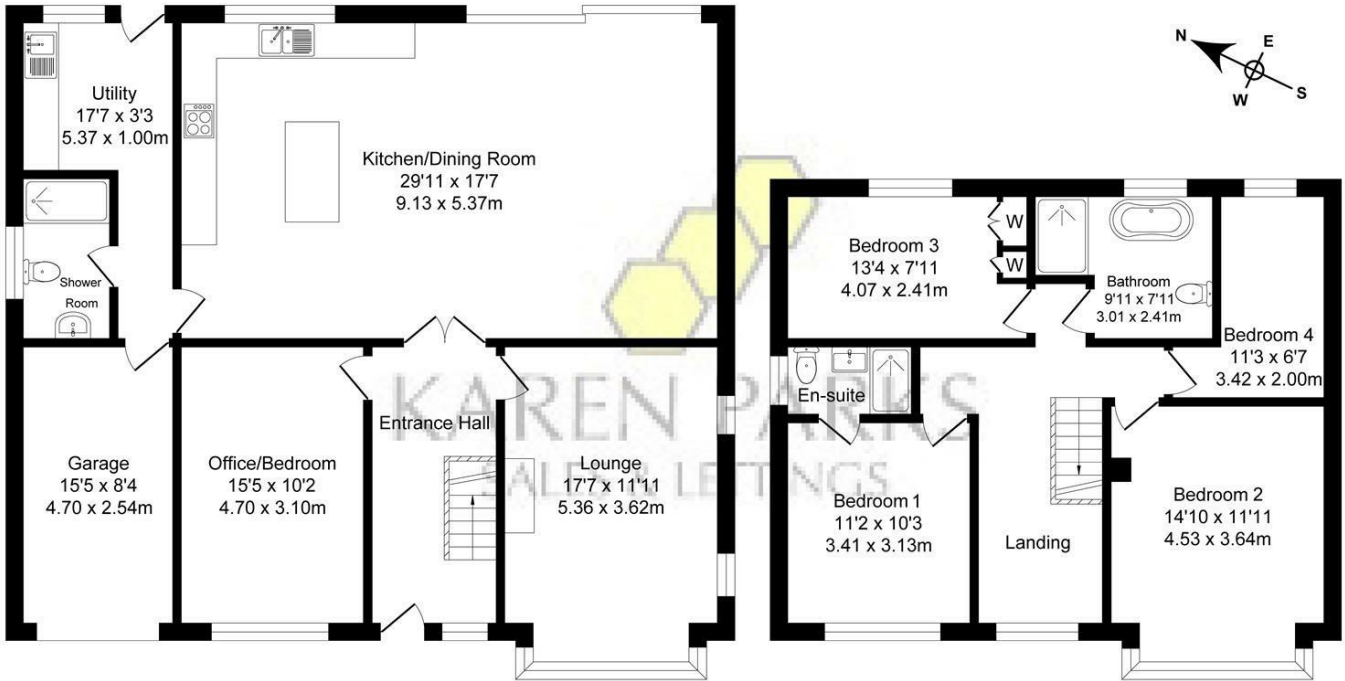
Important Information

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

Gores Lane Total Approx. Floor Area 2051 Sq.ft. (190.5 Sq.M.)

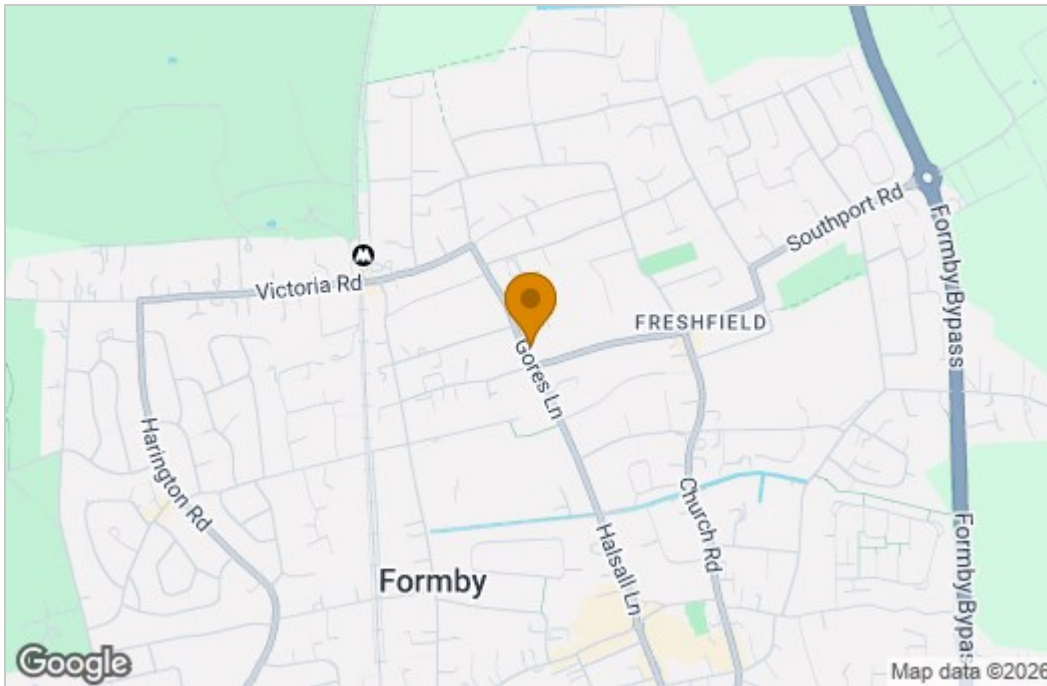
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1319 Sq.Ft (122.5 Sq.M.)

First Floor
Approx. Floor Area 732 Sq.Ft (68.0 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	

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