

KAREN PARKS
SALES & LETTINGS



81 Freshfield Road

Formby, Liverpool, L37 7BG

£550,000



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ACCOMMODATION

Ground Floor

Hallway

The inner hallway has one radiator, a window and under stairs storage cupboard.

Kitchen

13'0" x 12'0" (3.98 x 3.66)

The kitchen has a range of cream wall and base units providing storage for the room, there is an integrated hob, oven and grill. There is space for a fridge and dishwasher. There is a sink with window above and door leading into the dining room and providing access out to the front of the house.

Lounge

15'1" x 11'11" into 13'0" x 12'0" (4.60 x 3.65 into 3.98 x 3.66)

The lounge is an excellent size and is a lovely bright room - there is a large bay window as well as an additional window allowing an abundance of light to flow in. There are two open fires at either side of the room bringing character to the space and perfect for a cosy winter evening. There are two radiators and fitted cupboard in the alcove.

Dining Room

13'0" x 11'11" (3.98 x 3.64)

The dining room is situated off the kitchen but also provides access into the garage. There is a fireplace, one radiator and a window allowing in light.

Conservatory

12'9" x 7'4" (3.90 x 2.25)

Situated off the hallway is a conservatory which is a

lovely spot to enjoy views of the garden. There are windows surround the room and a door leading out.

WC

First Floor

Landing

The landing has one radiator, a window and loft hatch.

Bedroom 1

15'1" x 11'11" (4.60 x 3.65)

The master bedroom is an excellent size and has one window looking out over the garden and an up right wall mounted radiator.

Bedroom 2

13'0" x 12'8" (3.98 x 3.88)

The second double bedroom has one window, a feature fireplace as a lovely focal point to the room, a built in wardrobe for storage and a sink.

Bedroom 3

13'0" x 12'0" (3.98 x 3.66)

The third double bedroom has a window looking out over the garden, a radiator, feature fireplace and a built in wardrobe for storage.

Shower Room

13'0" x 10'5" (3.98 x 3.20)

Outside

Front Garden

Leading down a path off Freshfield Road is a tree lined driveway for the property providing off road parking for up to five cars. There is one garage to the front and a further one to the side and a paved patio area to the front of the house.

Tel: 01704 835780

Rear Garden

Leading out from the conservatory is a stoned patio area with space for seating to enjoy some alfresco dining, this leads onto a large area laid to lawn and the rear edge of the garden is lined with mature hedges and trees.

Garages

There are two garages currently at the property - one of which is situated on the driveway to the front of the house with an up and over garage door to the front and a door to the rear of the garage. There is a second garage located to the side of the property with access both internally and also from the garden.

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

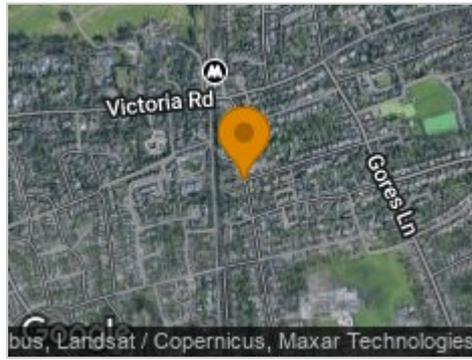
guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.



Road Map



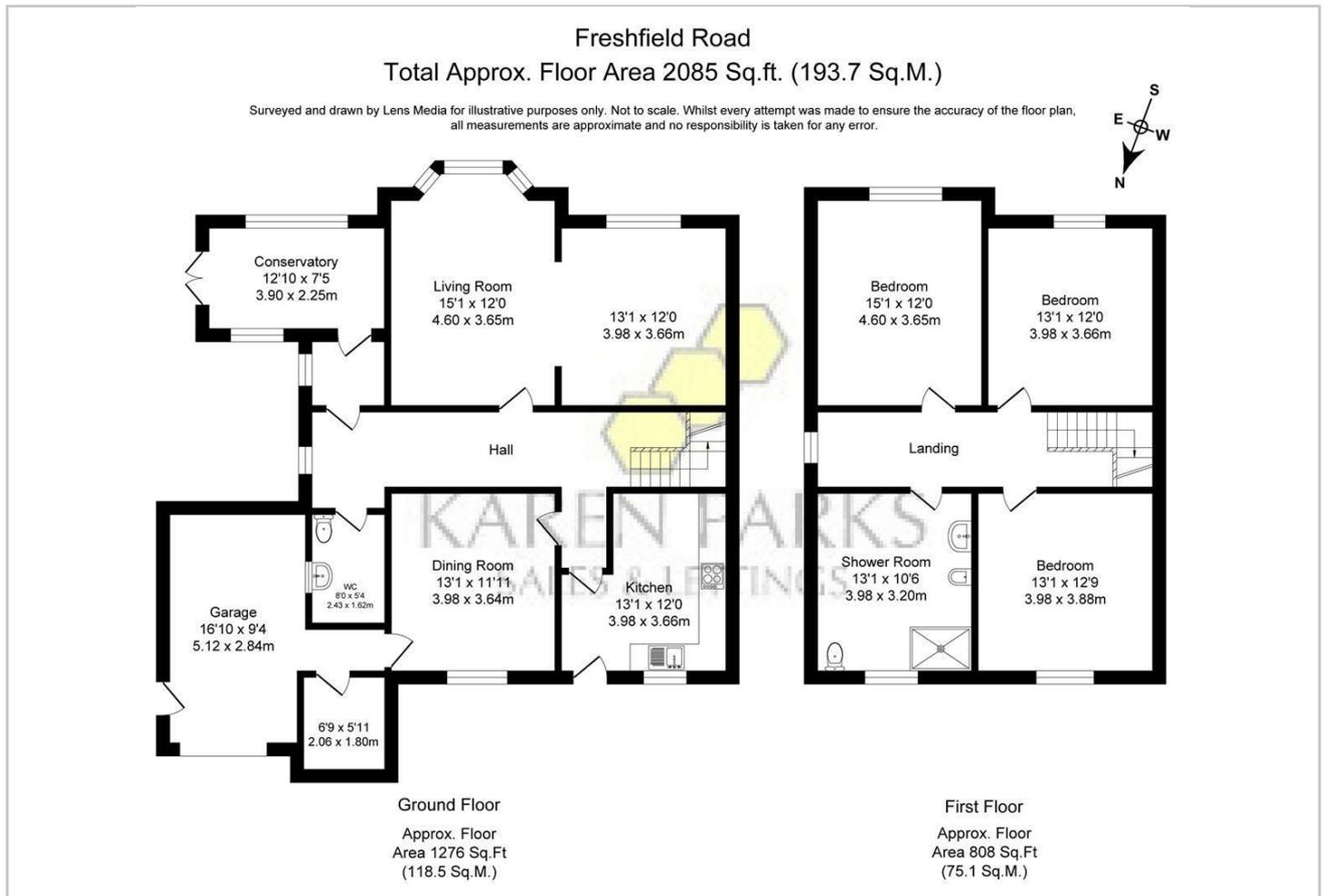
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

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