



**KAREN PARKS**  
SALES & LETTINGS

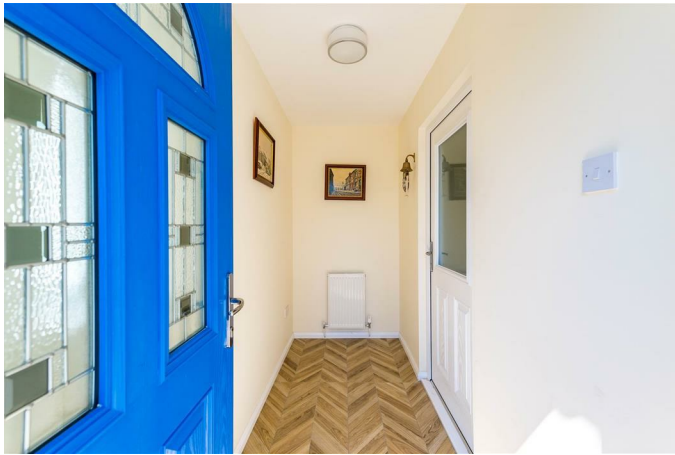


**30 Jubilee Road, Formby, Liverpool, L37 2HT**  
**Offers Over £650,000**

Karen Parks Sales and Lettings are pleased to offer the opportunity to purchase this deceptively spacious, four bedroom extended bungalow situated on an extensive plot. The bungalow is situated in a popular and sought after location and offers excellent space for both a couple or family. The property briefly comprises of: large enclosed porch, hallway, large L shaped lounge-diner, kitchen-diner, utility room, shower room, four good sized bedrooms and a family bathroom. To the front of the property is a large driveway with wooden gates leading down to the double garage as well as gardens to the front setting the property back nicely from the road. To the rear are beautiful maintained gardens spanning to the rear and side of the property with a decking area. The bungalow is excellently positioned close to the Pinewoods and nature reserve, local shops and cafes, Formby train station for those commuting and also short a short walk to highly regarded Primary and secondary schools. Viewing is recommended to appreciate the size of the property and plot on offer.

## ACCOMMODATION

### Enclosed Porch



There is a large enclosed porch area with a radiator leading into the hallway.

### Hallway



The hallway has one radiator, a loft hatch, a large storage cupboard which houses the boiler as well as an additional cupboard with shelving and the electric meter.

### Lounge-Diner 28'9" x 24'0" (8.78 x 7.33)



The L shaped lounge-diner is an excellent size and is perfect for entertaining and family living. There is a feature log burner effect gas fireplace as a focal point to the room and there are two radiators. It is a lovely bright room with four double glazed windows allowing an abundance of light to flow through as well as double patio doors opening out onto a decking area in the garden.



### Kitchen-Diner 22'8" x 10'9" (6.93 x 3.30)



The spacious kitchen-diner has a range of grey gloss wall and base units providing storage for the kitchen. There is a sink with double glazed window above, two velux windows and double doors leading out to the garden. There is an integrated oven, grill, gas hob, dishwasher and fridge-freezer. There is one radiator and a door to the utility room.



### Utility Room 8'3" x 5'10" (2.53 x 1.78)

The utility room has space for a washing machine, dryer and fridge-freezer. There is a double glazed window, one radiator and a door out to the garden.

### Shower Room 8'3" x 5'7" (2.53 x 1.71)



There is a shower cubicle, hand wash basin, WC, one radiator and a double glazed window.

### Bedroom 1 14'5" x 12'5" (4.40 x 3.80)



The master bedroom has two double fitted wardrobes providing plenty of storage, one radiator and a double glazed window.

### Bedroom 2 11'3" x 11'2" (3.44 x 3.42)



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

### Bedroom 3 10'5" x 9'4" (3.18 x 2.85)



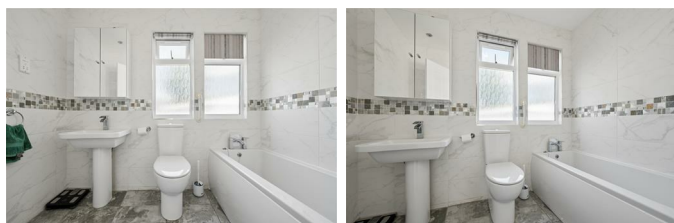
This bedroom has a double glazed window looking out over the beautiful garden, a double fitted wardrobe and one radiator.

### Bedroom 4 11'3" x 8'0" (3.44 x 2.44)



The fourth bedroom has a double glazed window out to the side of the property and one radiator.

### Bathroom 8'5" x 5'10" (2.58 x 1.78)



The bathroom comprises of a bath, WC, hand wash basin, towel radiator and two double glazed windows with obscured glass.

### Outside

### Front Garden

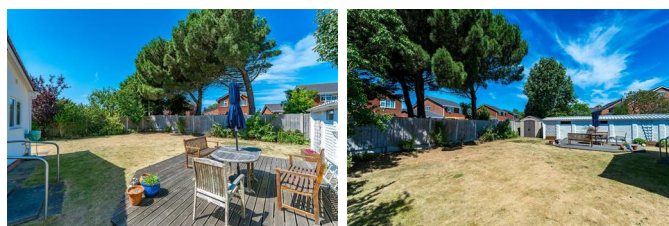


The front of the property has a large paved driveway providing off road parking for a number of cars to the front and side of the property leading to double wooden gates. The property is set back from the road with a large area laid to lawn and edged with mature trees and bushes offering privacy and curb appeal to the property.

### Rear Garden



Leading out from the living room is a raised decking area offering a lovely spot to enjoy some alfresco dining or a morning coffee in the sun. There are double patio doors opening out from the kitchen onto a paved patio which leads onto a substantial area laid to lawn with borders containing a lovely array of bushes, shrubs and plants. There is a second decking area to the rear of the garden to allow you to follow the sun throughout the day. The gardens span beautifully to the rear and sides of the property and there is a large shed situated behind the garage for storage.



### **Double Garage 26'2" x 10'4" (8.00 x 3.15)**

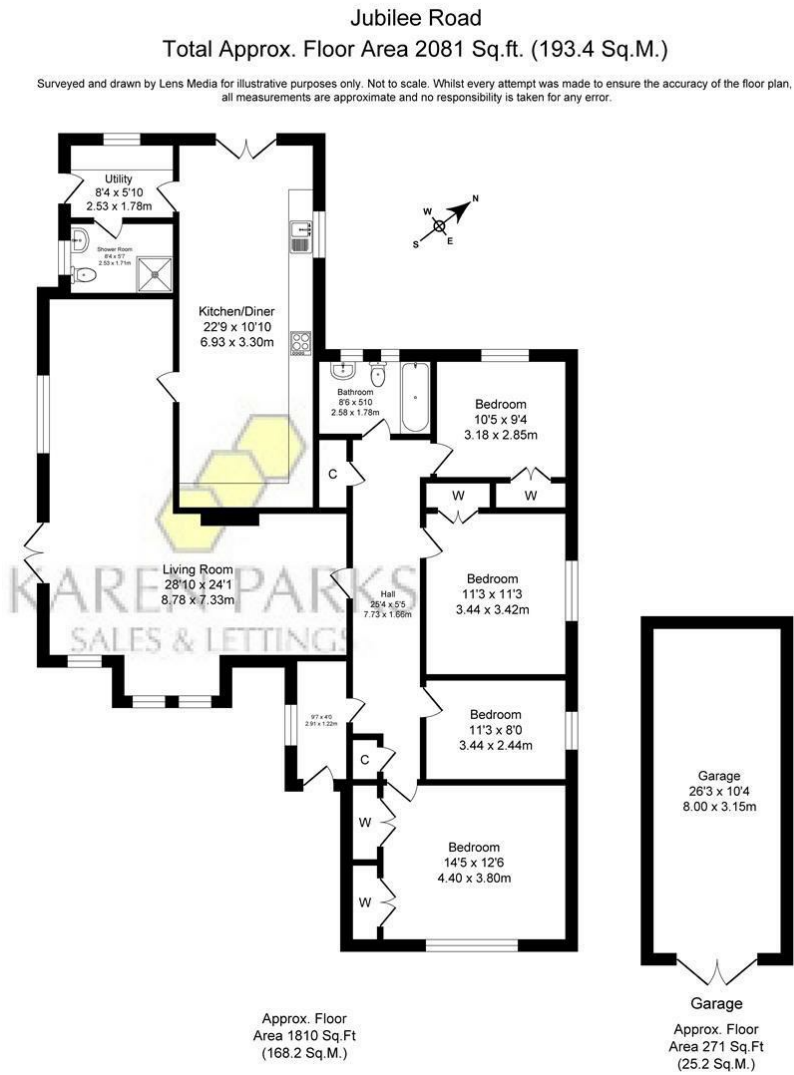


There is a double garage situated behind wooden gates with double opening doors to the front of the garage and windows to the side. There is power and light in the garage.

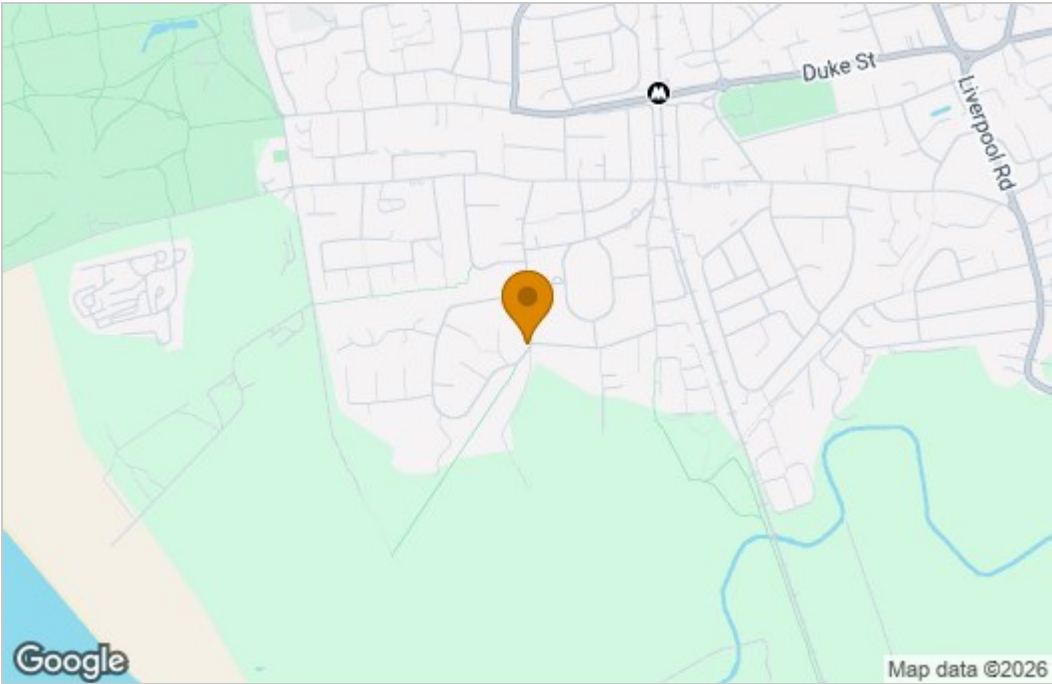
#### **Important Information**

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.

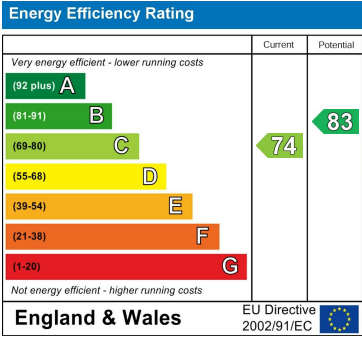
Floor Plan



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.