KAREN PARKS
SALES & LETTINGS

5 Church Road, Liverpool, L37 8BG

Offers Over £370,000

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached property that is conveniety situated just a short walk to Formby Village. The house would be perfect for a couple or family and briefly comprises of: porch, hallway, front lounge, kitchen-diner and extended lounge-diner with double doors to the garden. To the first floor are two double bedrooms with fitted wardrobes, a third single bedroom and a spacious modern family bathroom with seperate bath and shower. There is a driveway to the front of the property, detached garage to the rear and extensive gardens which are a huge selling point to the house and excellent for families and garden parties. It is perfectly positioned close to a bus route, local shops, pubs and Formby village with many amenities such as restaurants, hairdressers, cafes and a gym. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Porch
Enclosed porch leading into hallway.

Hallway

The spacious hallway has one radiator, a cupboard by the door containing meters, a window allowing in light and understairs storage cupboard.

Front Lounge 13'4" x 12'2" (4.07 x 3.72)

The front lounge has a double glazed bay window as a lovely feature to the room, a feature fire surround with electric fire as a focal point to the room and one radiator.

Extended Lounge-Diner 23'0" x 10'10" (7.02 x 3.32)

The extended lounge-diner is an excellent size and great space for entertaining, there are recently fitted double glazed patio doors leading out to the garden, two radiators and feature fire surround giving character to the room.

Kitchen-Diner 19'0" x 7'10" (5.81 x 2.41)

The kitchen-diner is perfect for family living and has a range of wall and base units providing storage, a sink with double glazed window above, and a further double glazed window to the side and door leading out to the garden and one radiator. There is an integrated electric hob, oven, grill, dishwasher and fridge. There is space for a washing machine and full size fridge-freezer.

First Floor

Landing

The landing has a double glazed window and loft hatch.

Bedroom 1 13'3" x 11'3" (4.05 x 3.43)

The master bedroom is an excellent size and has a range of fitted wardrobes and drawers providing plenty of storage for the room, there is a double glazed bay window and one radiator.

Bedroom 2 12'5" x 10'0" (3.79 x 3.06)

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

Bedroom 3 7'10" x 7'10" (2.41 x 2.40)
The third bedroom has one double glazed window looking out over the front of the property and one radiator.

Bathroom 8'9" x 7'7" (2.68 x 2.33)

The spacious bathroom comprises of a large walk in shower, bath with shower head attachment, hand wash basin, WC and double glazed window.

Outside

Front Garden
The front of the property has a paved driveway leading down to double wooden gates and providing off road parking for two cars. There is also an area laid to lawn with a mature tree to the front providing privacy to the house.

Rear Garden

To the rear, the property boasts extensive gardens accessed via double doors, opening onto a patio area ideal for outdoor dining. This in turn leads to a generous expanse of lawn, with a further raised section to the rear of the garden, beautifully surrounded by mature trees that offer privacy for the garden.

Garage 17'7" x 10'5" (5.36 x 3.18)

There is a detached single garage to the rear of the property with an up and over garage door and situated behind double wooden gates.

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

Church Road, Formby

Total Approx. Floor Area 1465 Sq.ft. (136.1 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.

Garage

Approx. Floor Area 183 Sq.Ft (17.0 Sq.M.)

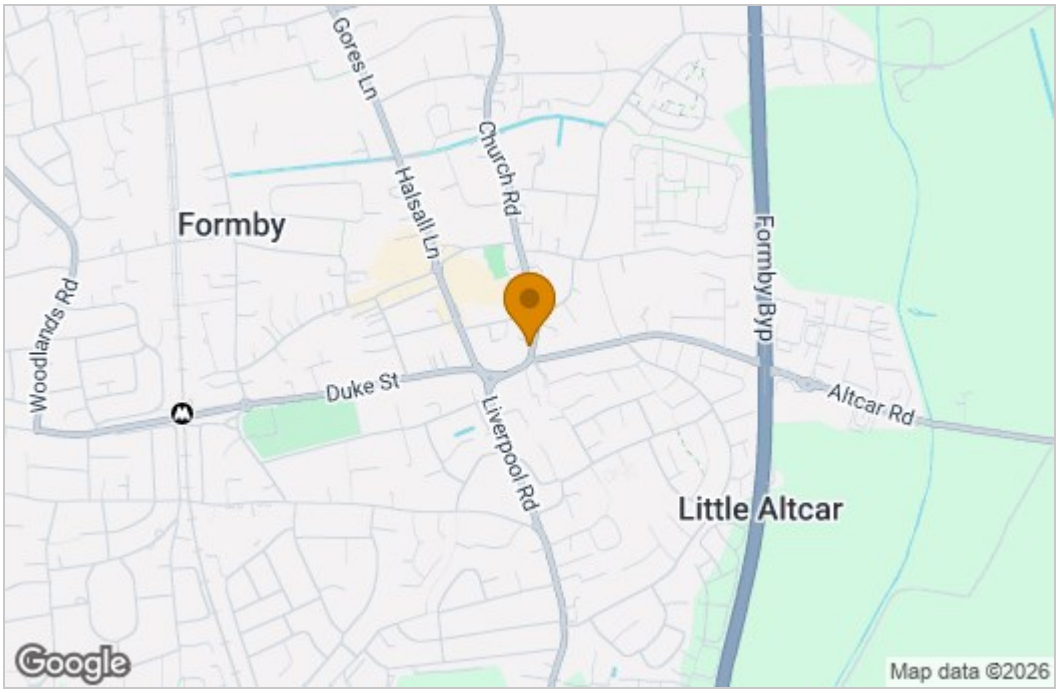
Ground Floor

Approx. Floor Area 746 Sq.Ft (69.3 Sq.M.)

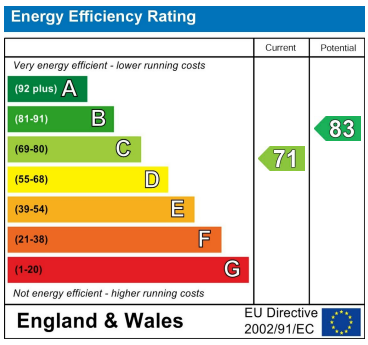
First Floor

Approx. Floor Area 536 Sq.Ft (49.8 Sq.M.)

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.

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