KAREN PARKS
SALES & LETTINGS









51 Old Mill Lane, Formby, Liverpool, L37 3PE

Offers Over £395,000

Karen Parks Sales and Lettings are delighted to offer for sale this exceptionally spacious, extended three bedroom red-brick semi detached family home with extensive rear gardens. The property offers plenty of living space and briefly comprises of: hallway, front living room with two bay windows, dining room, a large kitchen with pantry and barn door and rear lounge with doors opening out onto the garden.

To the first floor is a spacious master bedroom with dressing area, a further two bedrooms and a spacious family bathroom featuring slipper bath, modern shower and art-deco style toilet. There is a driveway with off road parking for two cars and an extremely expansive rear garden which very few properties offer such a large garden and makes it perfect for a family. The house is located in an excellent position close to many shops and amenities, as well as local schools for those with children. It is also within walking distance of Formby village with all it's shops, restaurants, cafes and gym it has to offer. Offered for sale WITH NO ONWARD CHAIN. Viewing is advised to appreciate the space on offer.

ACCOMMODATION

Ground Floor

Hallway
The entrance hallway features beautifully preserved quarry tiles that continue through the home providing a sense of period character. There is also one radiator.

Front Living Room 22'6" x 10'9" (6.86 x 3.29)




The front living room is an excellent size and has a grand, light-filled feel with two double glazed bay windows allowing an abundance of light to flow in. There are two double radiators and a feature modern fireplace as a focal point to the room and impressive high ceilings.

Dining Room 12'4" x 12'3" (3.76 x 3.74)




Located off the hallway, the dining room connects directly to the family kitchen for easy everyday dining. A floor to ceiling window fills with the room with natural light. There is an electric fireplace with character fire surround and one double radiator.

Kitchen 17'10" x 11'5" (5.46 x 3.49)




This beautifully present kitchen is the heart of the home, offering ample storage space through a range of white shaker style wall and base units. The belfast sink complements the character of the home, while two large velux windows about the sink floof the room with natural ligt, as well as an additional double glazed window above the sink with views of the garden. There is space for a large fridge-freezer and Range cooker. There is an understairs storage cupboard and the boiler is located in the kitchen.




Rear Lounge 21'2" x 12'9" (6.46 x 3.89)





There is a large rear lounge situated off the kitchen with tiled floor. There are three radiators and sliding patio doors leading out into the garden perfect for a summers day.

First Floor

Landing



The landing provides access to the bedrooms and has a loft hatch.

Bedroom 1 into 22'6" x 10'9" (6.86 x 3.29)




The generously sized master bedroom features an original character fireplace, ceiling rose, one radiator and a double glazed window.

Walk in wardrobe/dressing area




This leads into a dressing area/walk in wardrobe which includes a radiator and a double glazed window. It could also serve as a nursery or study or easily converted into a fourth bedroom.

Inner hallway



The inner hallway extends from the main landing and provides access into bedrooms two and three. There is one radiator and a loft hatch with ladder leading to a boarded loft.

Bedroom 2 17'7" x 13'0" (5.37 x 3.98)





The second double bedroom fetaures a split-level layout, creating seperate areas for sleeping and dressing area. Two velux windows and a large, double glazed window overlooking the rear garden fill the room with natural light. There are also two large radiators and an electric wall mounted fire.

Bedroom 3 10'0" x 7'6" (3.05 x 2.30)




The third bedroom retains it's original fireplace and decorative coving, with natural light entering through a double glazed window from the adjoining second bedroom.

Bathroom 11'5" x 11'5" (3.48 x 3.49)





The spacious family bathroom has grey Karndean flooring, a large with in shower two shower heads, a free standing slipper bath with shower head attachment, WC, hand wash basin and radiator. A heated cupboard creates practical drying space and keeps towels warm and there is a double glazed window with obscured glass.

Outside

Front Garden

This home has excellent curb appeal, with slate driveway providing off-road parking for two cars and a pathway leading to the entrance. There is mature planting borders with low-maintenance artificial lawn, while lighting enhances the driveway and pathway.

Rear Garden





Sliding doors from the rear lounge open onto a walled garden with a spacious York stone patio area, ideal for BBQ's and alfresco dining. A portcullis style gate leads to an expansive lawn bordered by mature trees and shrubs, providing greenery and privacy. There is ample space to add a summerhouse with still retaining a generous 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.

Floor Plan

Old Mill Lane, Formby

Total Approx. Floor Area 1805 Sq.ft. (167.7 Sq.M.)

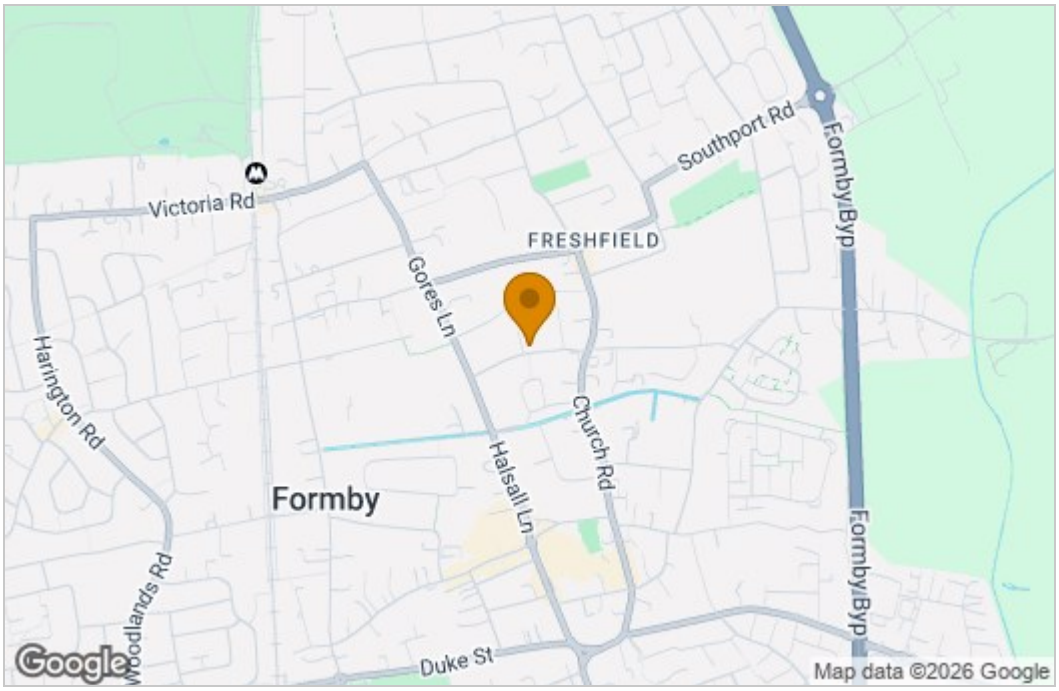
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



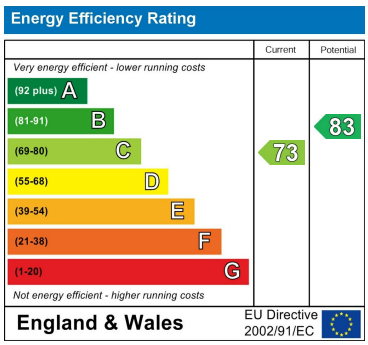
Ground Floor
Approx. Floor Area 973 Sq.Ft (90.4 Sq.M.)

First Floor
Approx. Floor Area 832 Sq.Ft (77.3 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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