

**KAREN PARKS**  
SALES & LETTINGS



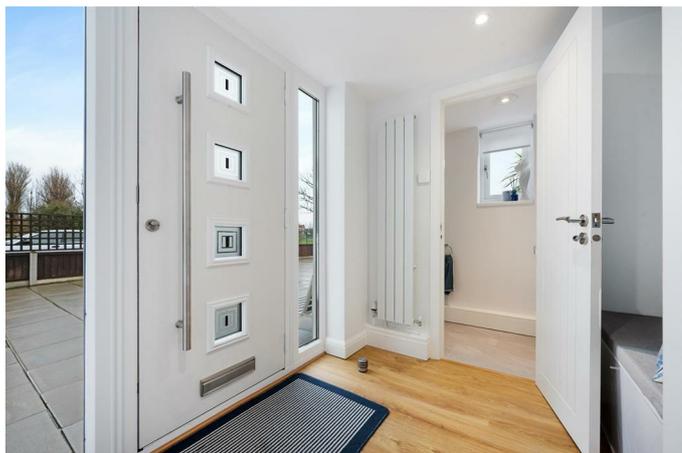
**48 Wicks Lane, Liverpool, L37 1PX**  
**Offers Over £520,000**

Karen Parks Sales and Lettings are delighted to offer for sale this immaculately modernised and presented four bedroom detached turn-key family home - with every last detail carefully thought of throughout the property. The current owners have done extensive works to the property to maximise the space and layout of each room and tastefully upgraded the front and rear of the house to give real curb appeal. The property briefly comprises of: hallway with plenty of storage, WC, front snug with space for a work area, a beautiful open plan lounge-diner which is perfect for families opening up into the modern kitchen. To the first floor are four double bedrooms each with fitted wardrobes for storage. The master bedroom benefits from an ensuite and there is a spacious family bathroom with separate bath and shower. The front of property has a large driveway with space for a number of cars leading up to the garage and an electric charging point for a car. The rear gardens have been beautifully landscaped to create a quiet and tranquil space to enjoy and finished with a water feature. It is located in an excellent position just a stones throw away from Formby nature reserve and beach. It is also within close proximity to local shops, cafe, hairdressers, bus route, train station and local Primary and Secondary schools.

## ACCOMMODATION

### Ground Floor

#### Hallway



The spacious hallway has an upright wall radiator, built in cupboard perfect for coats and a shoe storage bench.

#### WC 6'0" x 3'2" (1.85 x 0.98)



WC with hand wash basin with cupboard below, heated towel rail and double glazed window.

#### Front Snug 17'6" x 10'8" (5.35 x 3.27)



The front living area is the perfect space for a playroom for those with children or a separate living space for a cosy winter evening - this room also offers space for a work area for those working from home. There is built in shelving/cupboards offering storage, a double glazed window with shutters looking out to the front of the property and a grey upright wall mounted radiator.

#### Open plan Lounge-Diner 21'10" x 17'5" (6.68 x 5.31)



The open plan lounge-diner is the perfect space for family living and entertaining with double glass doors opening up into the kitchen. This is a lovely bright space with two sets of sliding patio doors opening out

into the garden and finished with shutters as well as two velux windows allowing in additional light. The current owners have added a wall of sleek white gloss push-open storage cupboards to maximise the space and cleverly integrated the understairs storage into this. There are three radiators.

#### Kitchen 18'1" x 8'6" (5.52 x 2.61)



The stylish kitchen comprises of a range of grey wall and base units providing plenty of storage. There is a sink with double glazed window above as well as an additional velux window and one radiator. There are a number of integrated appliances within the kitchen such as a full length fridge, full length freezer, oven, microwave, dishwasher, gas hob, extractor and washing machine.

### First Floor

#### Landing



The landing has two sun tunnels allowing plenty of natural light to flow onto this space.

#### Bedroom 1 17'9" x 11'3" (5.42 x 3.45)



The master bedroom has two double glazed windows allowing an abundance of light to flow into the room and finished with shutters to give curb appeal and privacy. There is a row of sliding fitted wardrobes providing storage, one upright wall radiator and a door to the ensuite.

### **Ensuite Shower Room 9'4" x 3'2" (2.85 x 0.98)**



The ensuite comprises of a shower cubicle with two shower heads, hand wash basin with cupboard below and a heated towel rail.

### **Bedroom 2 11'6" x 8'7" (3.52 x 2.62)**



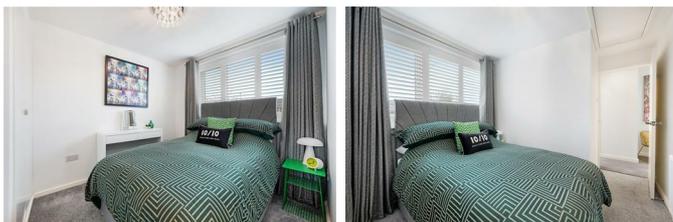
The second bedroom has a double glazed window looking out over the rear garden with fitted shutters, an upright wall mounted radiator and fitted sliding wardrobe.

### **Bedroom 3 9'0" x 8'7" (2.75 x 2.62)**



The third double bedroom has a double glazed window with shutters, fitted sliding wardrobes providing storage and one radiator.

### **Bedroom 4 11'11" x 8'8" (3.65 x 2.66)**



The fourth bedroom has a double glazed window with fitted shutters, one radiator, built in wardrobe and large loft hatch.

### **Bathroom 9'1" x 5'8" (2.77 x 1.75)**



The modern bathroom comprises of a luxury free standing bath with shower head attachment, WC, hand wash basin with storage below, shower cubicle with a sliding door, heated towel rail and a double glazed window.

### **Outside**

#### **Front Garden**

The front of the property has excellent curb appeal and has a thin coat finish to the front of the house. There is a large paved driveway providing off road parking for at least four cars, an area of artificial grass and a bed containing mature shrubs. There is an electric car charging point fitted to the property.

#### **Rear Garden**



The rear garden has been beautifully landscaped by the current owners making it a calm and relaxing space to enjoy the quietness of the outdoors. The patio has been extended to create a lovely seating area perfect for alfresco dining, a morning coffee or a glass of wine with friends whilst listening to the sound of the stunning water feature. This leads onto an area laid to lawn with beds either side containing an array of trees, plants and shrubs. There is a shed to the corner of the garden for storage.

### **Garage 16'0" x 8'8" (4.90 x 2.65)**

There is a single garage with electric door to the front and the boiler is located in here.

### **Important Information**

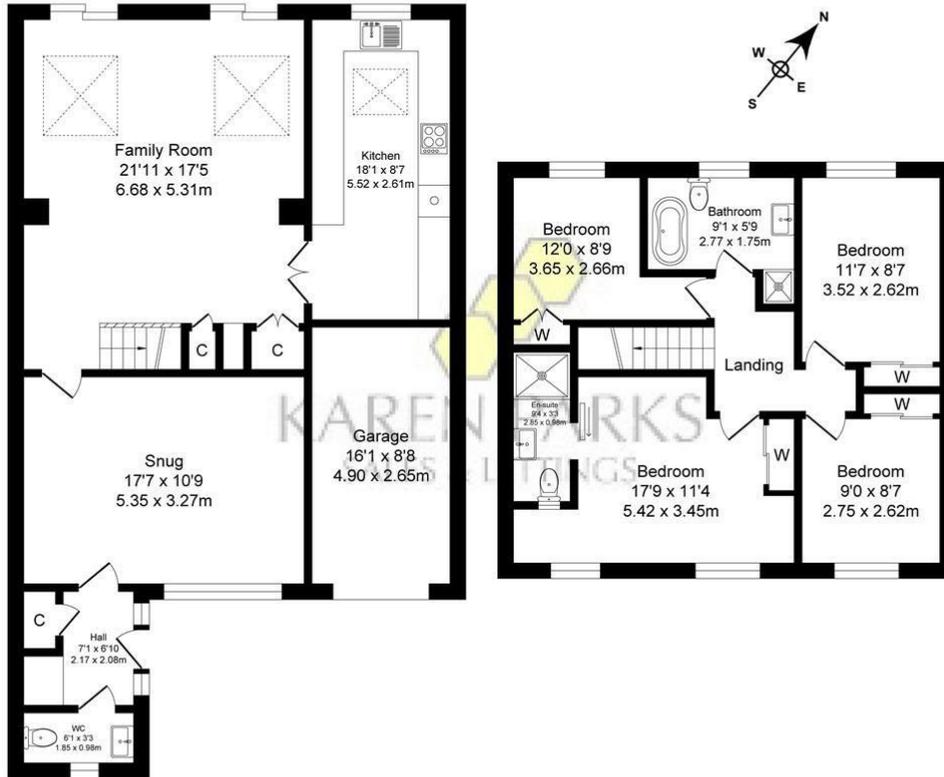
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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

Wicks Lane, Formby, L37 1PX

Total Approx. Floor Area 1651 Sq.ft. (153.4 Sq.M.)

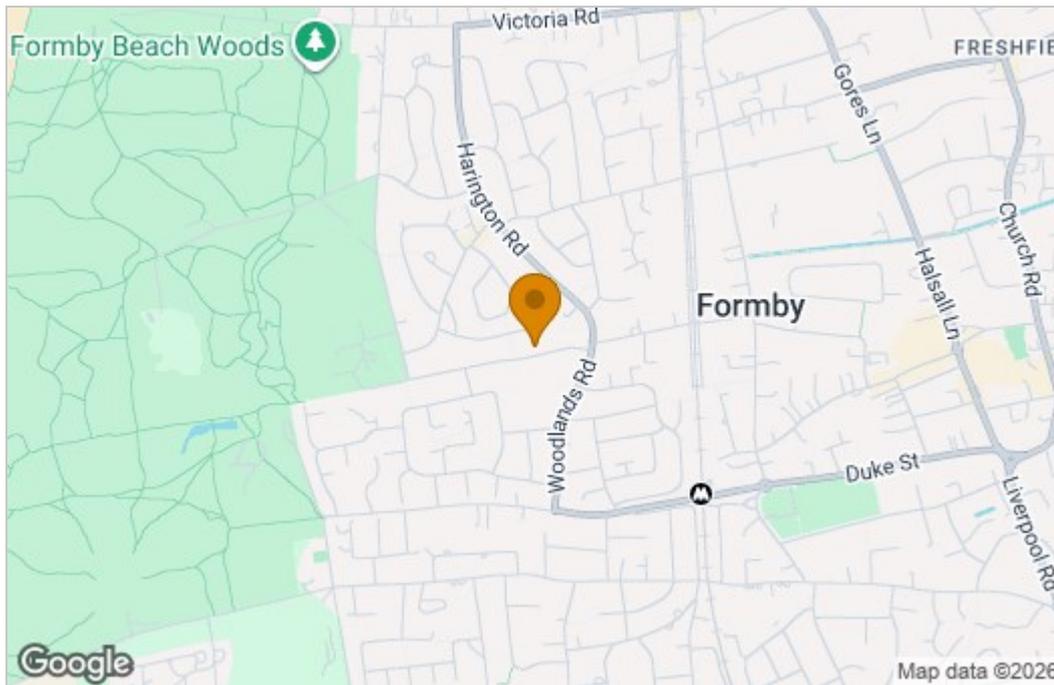
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



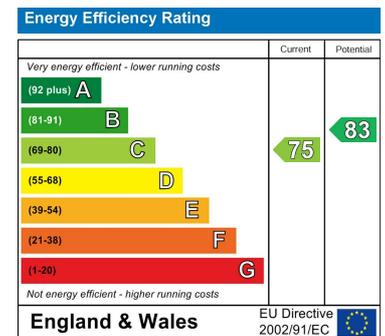
Ground Floor  
Approx. Floor Area 1013 Sq.Ft (94.1 Sq.M.)

First Floor  
Approx. Floor Area 638 Sq.Ft (59.3 Sq.M.)

# Area Map



# Energy Efficiency Graph



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