



**KAREN PARKS**  
SALES & LETTINGS



**4 Marshallsay, Liverpool, L37 4EH**  
**Offers Over £320,000**

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented and recently extended and refurbished property. The house briefly comprises of: hallway, lounge opening into kitchen-diner and WC and there is a snug/fourth bedroom. To the first floor are three bedrooms and a bathroom with separate bath and shower. There is an area laid to lawn and driveway to the front of the property and gardens to the rear. The house is located in a quiet spot but still within easy reach of local amenities such as shops, cafes and hairdressers - as well as transport links. It is close to local Primary schools making it a perfect family home. The property benefits from Solar panels.

## ACCOMMODATION

### Ground Floor

#### Hallway



Hallway with tiled floor leading into the lounge.

#### Lounge 19'8" x 11'9" (6.00 x 3.60)



The lounge is a good size and has a media wall with built in modern electric fireplace and space for TV. There is one radiator and a double glazed window to the front of the room. The lounge opens up into the kitchen-diner space.

#### Open to Kitchen-Diner 21'10" x 16'1" (6.66 x 4.92)



Opening up from the lounge is the kitchen diner. There are bi-folds opening up into the garden, a double glazed window and three additional velux windows allowing plenty of light to flow in. The modern fitted kitchen has a range of wall and base units providing plenty of storage as well as a wall of additional storage cupboards. There is space for bar stools on the island area. There is an integrated sink, fridge-freezer, washing machine, dishwasher, oven, grill and hob with extractor.

#### WC

Situated off the kitchen is a WC with hand wash basin.

#### Snug/Bedroom 4 15'7" x 7'5" (4.76 x 2.28)



This room could either be used as a fourth bedroom as it is currently or alternatively a snug or home office. There is a fitted storage cupboard, one radiator and two double glazed windows allowing in plenty of light.

#### First Floor

#### Landing

Loft hatch on landing.

#### Bedroom 1 12'6" x 11'10" (3.83 x 3.63)



The master bedroom has a row of fitted grey wardrobes providing plenty of storage for the room. There is one radiator and a double glazed window.

#### Bedroom 2 12'5" x 8'1" (3.79 x 2.48)



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

#### Bedroom 3 11'10" x 6'11" (3.63 x 2.13)



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

### **Bathroom 11'1" x 7'2" (3.38 x 2.20)**



The spacious bathroom comprises of a bath, shower with two shower heads, WC, hand wash basin with cupboard below, double glazed window and heated towel rail.

### **Outside**

#### **Front Garden**

The front of the property has an area laid to lawn in front of the lounge window and a driveway for off road parking.

#### **Rear Garden**



There is a paved patio area leading out from the bi-fold doors then goes onto an area laid to lawn with a further paved patio area to the rear of the garden - making it a low maintenance garden. This is a perfect space for alfresco dining and BBQ's in the summer months.

### **Important Information**

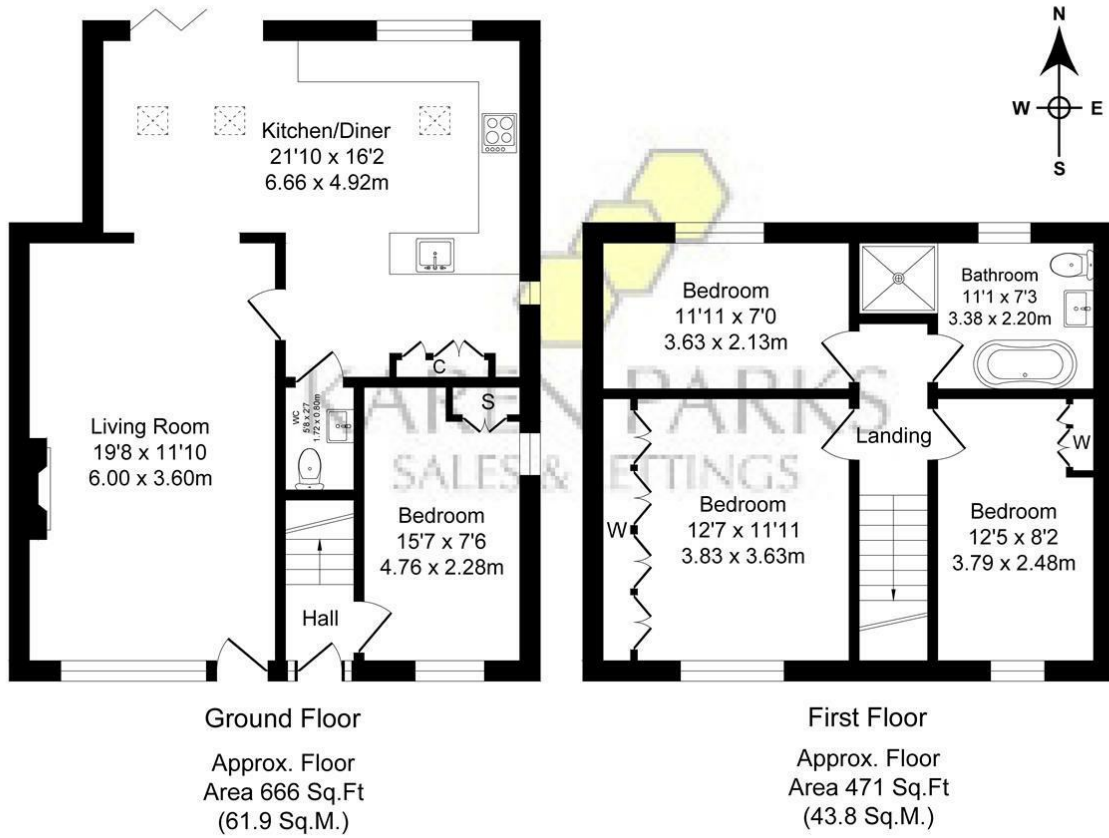
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

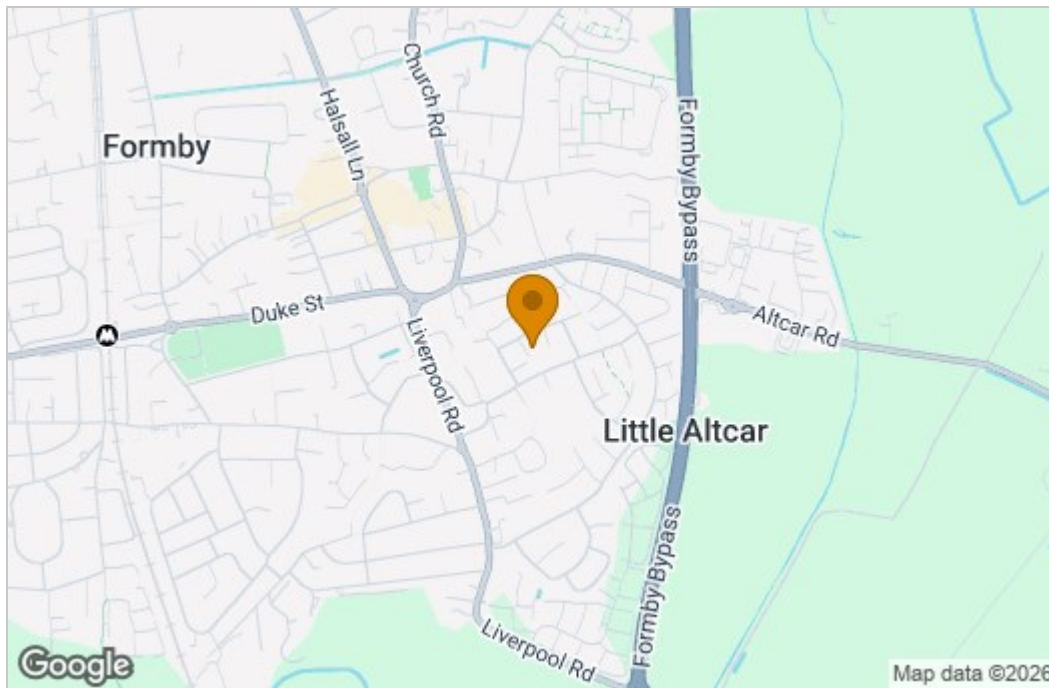
## Marshallsay

Total Approx. Floor Area 1137 Sq.ft. (105.7 Sq.M.)

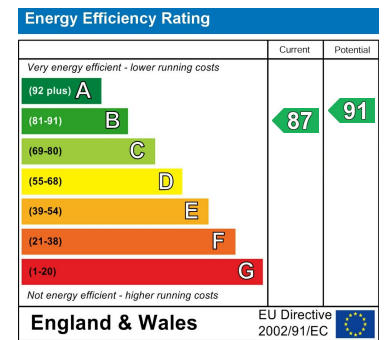
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



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