



**KAREN PARKS**  
SALES & LETTINGS



**16 Queens Road, Liverpool, L37 2HL**

**£7,500 Per Week**

**\*\*\*AVAILABLE TO LET EXCLUSIVELY FOR THE ROYAL BIRKDALE GOLF OPEN 2026\*\*\*** KAREN PARKS SALES & LETTINGS, ELBOW LANE, FORMBY are pleased to bring to market this well presented three bedroom detached property situated on a corner plot. Conveniently placed within 5 minutes walking distance to Formby Train Station, which it just a 7 minute train journey to Hillside station or is on a local bus route. The property briefly comprises of: hallway, WC, front lounge, kitchen-breakfast room offering a range of integrated appliances opening into a family room with lantern roof and bi fold doors to the rear garden and a separate snug. To the first floor are three double bedrooms accommodating up to 6 people, the master bedroom offering an ensuite shower room, a family bathroom with a shower over bath and a separate walk in wardrobe/dressing room. Externally, the property boasts secure off road parking and a generous garden spanning around the corner plot. Viewings can be arranged upon request.

## ACCOMMODATION

### Ground Floor

#### Hallway



#### Lounge



#### Snug



#### WC



#### Kitchen-Diner open to



### Family Room

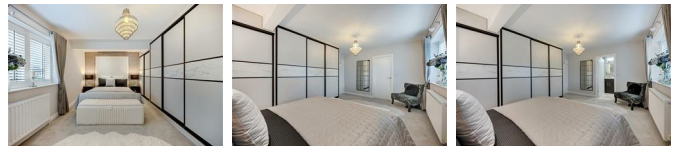


### First Floor

#### Landing



#### Bedroom 1



#### Ensuite



## Bedroom 2



## Bedroom 3



## Walk in Wardrobe



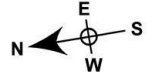
## Bathroom



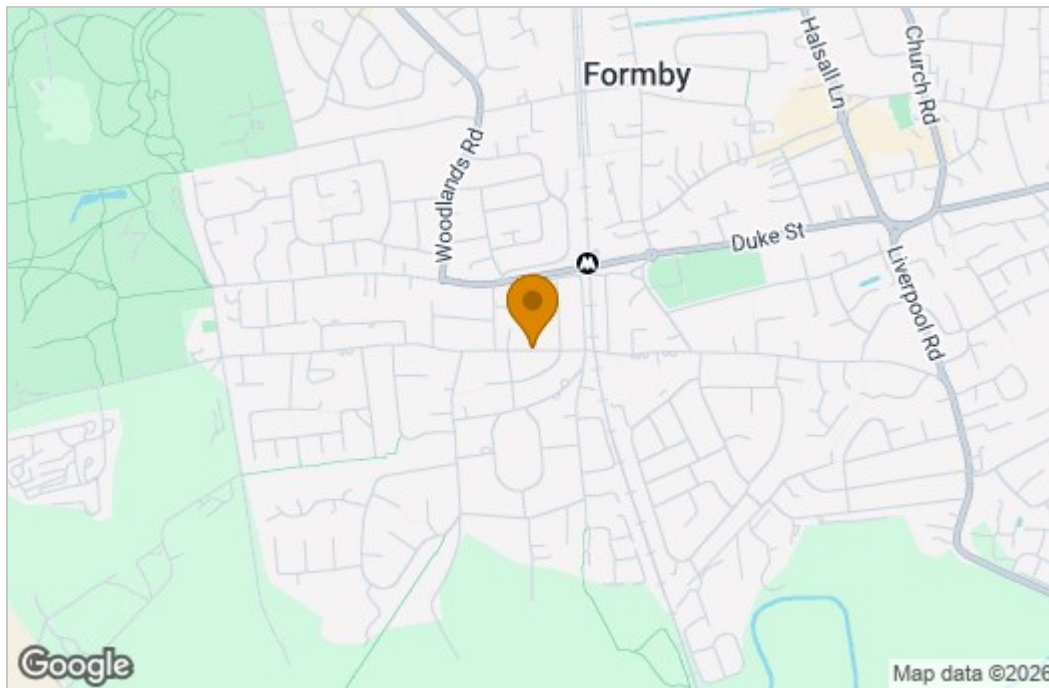
# Floor Plan

## Queens Road Total Approx. Floor Area 1833 Sq.ft. (170.3 Sq.M.)

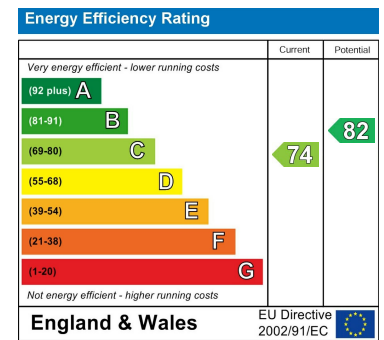
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



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