



KAREN PARKS
SALES & LETTINGS



7 Birkey Lane, Formby, Liverpool, L37 4BU
Offers Over £325,000

Karen Parks Sales and Lettings are pleased to offer for sale this lovely double fronted, three bedroom semi detached character cottage situated on an excellent corner plot. The property briefly comprises of: hallway, lounge, kitchen-diner family room, three good sized bedrooms and a recently modernised bathroom with separate bath and shower. The property has recently been fully decorated with new flooring fitted. There are gardens spanning the front, side and rear of the property with a detached single garage and driveway to the back of the house. The house is conveniently located within walking distance of Formby village with all its amenities such as shops, restaurants, cafes, swimming pool and gym. It is also within walking distance to Formby train station for those commuting to work. This property would be perfect for first time buyers or those looking to downsize. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway



The hallway has two built in cupboards containing the meters, one radiator and two double glazed windows either side of the front door.

Kitchen-Family Room 20'6" x 13'9" (6.26 x 4.20)



The open plan kitchen-family room is perfect for family living and entertaining. There are a range of white wall and base units for storage and a sink, and a range of brand new integrated appliances including a fridge-freezer, oven, microwave, and there is a gas hob, extractor, dishwasher, washing machine and wine-fridge. There is an additional under stairs storage cupboard, one radiator, the boiler is located here, there are two double glazed windows either end of the room and double patio doors opening into the side garden, perfect for a summers day.



Living Room 14'11" x 10'7" (4.55 x 3.25)



The living room is a lovely bright space with a double glazed window to the front of the room and double patio doors opening into the rear garden allowing an

abundance of light to flow through. There is a feature electric fireplace as a focal point to the room with wooden mantle and one radiator.



First Floor

Landing

The landing has access into all bedrooms and the bathroom.

Bedroom 1 14'11" x 10'7" (4.55 x 3.25)



The master bedroom is an excellent size with a row of fitted sliding wardrobes providing plenty of storage, there is one radiator and two double aspect double glazed windows.

Bedroom 2



The second double bedroom has a built in storage cupboard, one radiator and a double glazed window.

Bedroom 3



The third bedroom has one radiator, a double glazed window looking out over the garden and a large loft hatch with loft ladder.

Bathroom 7'6" x 5'6" (2.30 x 1.70)



The recently modernised bathroom comprises of a bath, shower cubicle with electric shower, hand wash basin with two grey gloss drawers below, WC, two double glazed windows with obscured glass, extractor fan and a radiator.

Outside

Front Garden



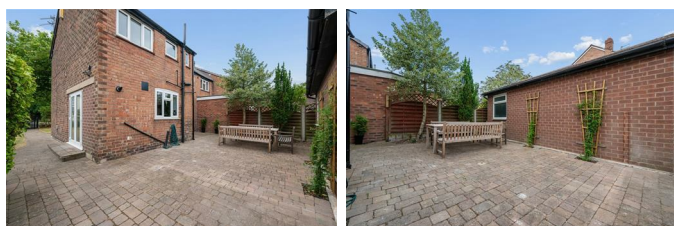
The front of the property has a block paved pathway leading up to the property with lawn either side and this is lined by a mature hedge surrounding the property adding privacy.

Side Garden



Leading out from the patio doors in the kitchen is a side garden laid to lawn and edged by a mature hedge so that this space can be enjoyed to sit out in the summer months for some alfresco dining.

Rear Garden



Leading out from the living room is a courtyard offering a large block paved patio with space for

seating, there are some mature bushes and trees giving greenery and two beautiful trellis with plants growing.



Garage



There are black wrought iron gates opening onto the block paved driveway in front of the garage. The garage has an electric opening door and there is power and light in the garage.

Important Information

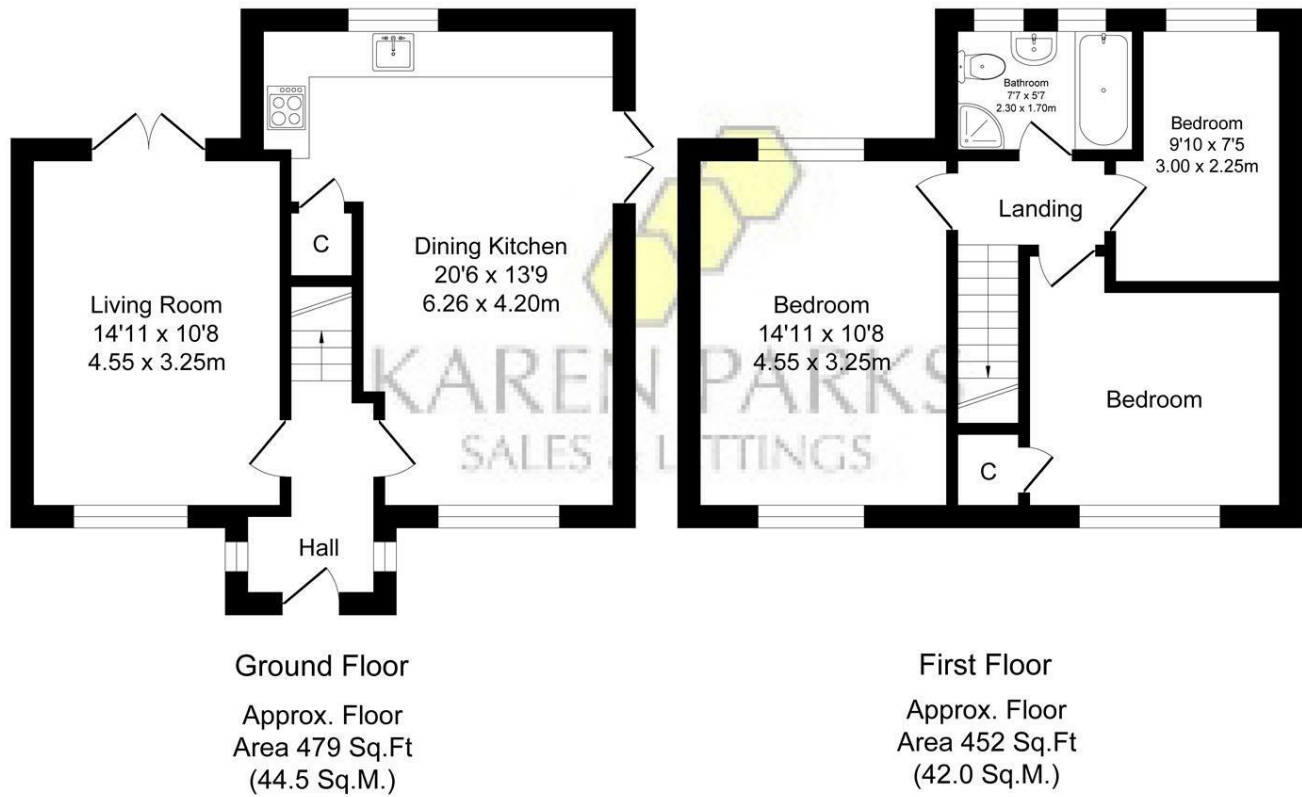
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and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

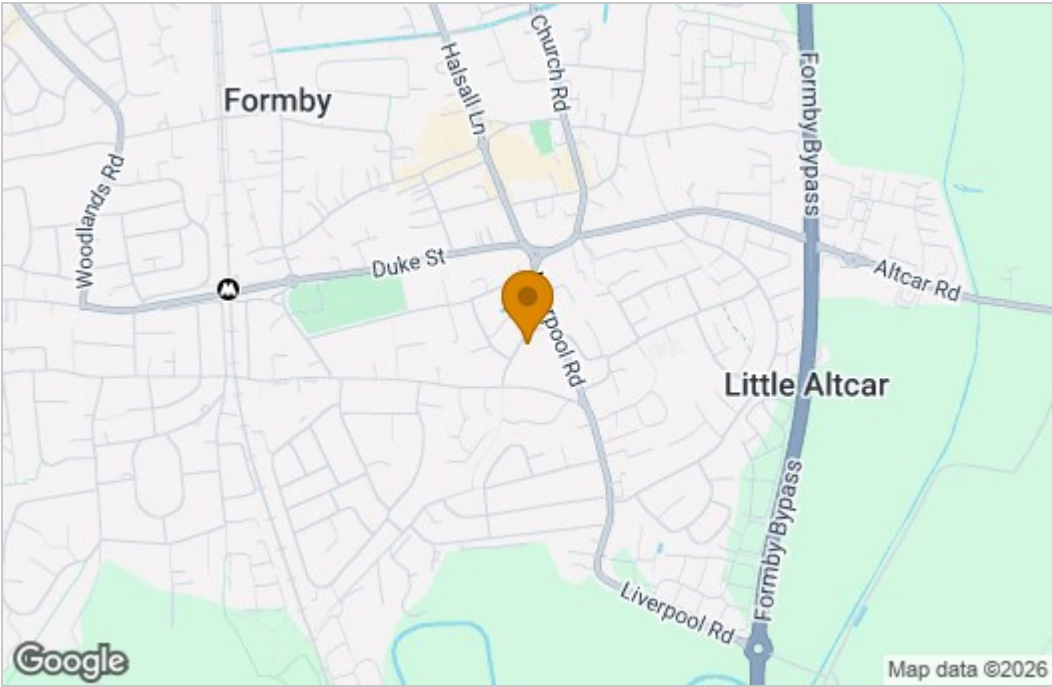
Birkey Lane, Formby

Total Approx. Floor Area 931 Sq.ft. (86.5 Sq.M.)

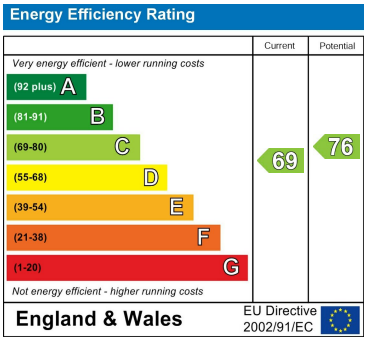
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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