



**KAREN PARKS**  
SALES & LETTINGS



**4 Cambridge Road, Liverpool, L37 2EL**  
**£750,000**

Karen Parks Sales and Lettings are pleased to offer for sale this beautifully extended and modernised four bedroom semi detached family home spanning over three floors. This is the perfect turn key property and offers an abundance of living space and four excellent sized bedrooms. The front of the property is gated with a large driveway providing off road parking for a number of cars, entering through doors into a spacious hallway on the ground floor. This comprises of a lounge, a snug/playroom, WC and expansive open plan kitchen-diner family room opening onto the garden through bi-fold doors and situated off here is a utility room. The first floor has a master bedroom with ensuite shower room and walk in dressing room/wardrobes, a further two excellent sized double bedrooms and a family bathroom with separate bath and shower. Leading up to the second floor is the forth bedroom/cinema room which is a large space with ensuite shower room. There are gardens to the rear of the property. The house is situated close to local Primary and Secondary schools making it conveniently located for families, it is also just a short walk to the Pinewoods and beach, and local shops, cafe and hairdressers. It is also within walking distance of Formby station and a bus route. The property is sold as seen and offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Ground Floor

#### Hallway



Spacious hallway with under stairs storage cupboard containing a water tank. There is access into all rooms and double glass doors opening into open plan kitchen-family room.

#### Snug/Office 11'7" x 10'4" (3.55 x 3.15)



Situated at the front of the property this room could either be used as a snug, playroom or office for those who work from home. There is a double glazed box bay window.

#### Lounge 15'9" x 11'11" (4.82 x 3.65)



The lounge has a media wall with space for a TV and a built in fireplace as a focal point to the room. There is a double glazed box bay window.

#### Open Plan Kitchen-Diner Family Room 33'0" x 28'8" (10.06 x 8.75)

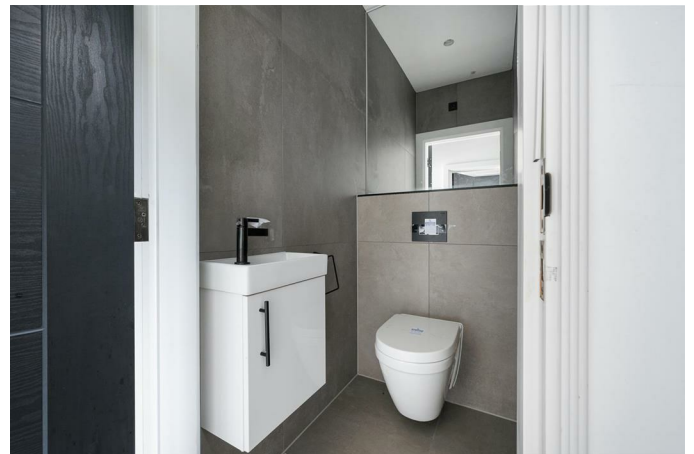
The extended open plan-kitchen-diner family room is perfect for entertaining guests and familing living and is a very expansive space. There are bi-folds opening up into the garden as well as four velux windows allowing an abundance of light to flow in. There is a large central island providing plenty of worktop space, room for bar stools, cupboards and drawers for storage and an integrated sink. There are a row of wall and base units with space for a large fridge-freezer and there is an integrated oven and grill.

#### Utility Room 8'8" x 7'2" (2.65 x 2.20)



The utility room has a sink with double glazed window above with obscured glass. There are built in cupboards and shelving for storage, the boiler is located in here, space for a dryer and plumbing for a washing machine.

#### WC



WC with hand wash basin with cupboard below.

### First Floor

#### Landing



The first floor landing has a full length double glazed window allowing plenty of light to flow in.

#### Bedroom 1 17'3" x 10'7" (5.27 x 3.25)



The master bedroom has a double glazed window, one

radiator and access into the ensuite and dressing room.

### **Into dressing Room 12'7" x 10'0" (3.85 x 3.05)**



The master bedrooms opens up into the dressing room which has a built in dressing table, built in shelving and rails providing plenty of storage. There is a middle unit with a glass top with pull out drawers on either side. There is one radiator and a double glazed window.

### **Ensuite 6'7" x 5'1" (2.03 x 1.55)**

The ensuite has a walk in shower with two shower heads, WC, hand wash basin with cupboard below, double glazed window with frosted glass and a towel radiator.

### **Bedroom 2 14'1" x 11'10" (4.30 x 3.61)**



The second bedroom has built in double bunk beds, built in wardrobes and drawers for storage, one radiator and a double glazed window looking over the rear garden.

### **Bedroom 3 13'7" x 11'11" (4.15 x 3.65)**



The third double bedroom has built in bunk beds with a double and single bunk, a built in dressing table and wardrobe, one radiator and a double glazed box bay window with window seat.

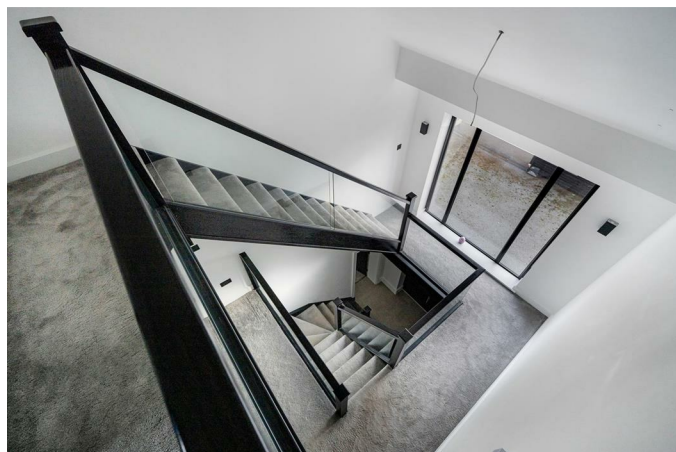
### **Bathroom 10'2" x 9'4" (3.10 x 2.86)**



The spacious family bathroom comprises of a large walk in shower with two shower heads, free standing bath with shower head attachment, WC, twin sink unit, TV built into the wall, towel radiator and double glazed window.

## **Second Floor**

### **Landing**



### **Bedroom 4/Cinema Room 32'1" x 20'0" (9.80 x 6.10)**



This room is an excellent size and could either be used as a fourth double bedroom or alternatively a cinema room with media wall with space for a TV and feature fireplace. There is a door leading into some eaves storage, there are three radiators and three double glazed windows.

### **Ensuite Shower Room 10'4" x 6'0" (3.17 x 1.85)**

The ensuite has a wet room shower with two shower heads, hand wash basin, WC and towel radiator.

## **Outside**

### **Front Garden**



The front of the property is gated providing privacy and there is a large driveway providing off road parking for a number of cars.

## Rear Garden



Leading out from the bi-fold doors is a patio area which leads onto a large area of artificial grass for easy maintenance and bordered by raised beds. To the rear of the garden is a further larger patio area with space for seating and perfect for alfresco dining.

### 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. The services/appliances have not been and will not be tested. 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.



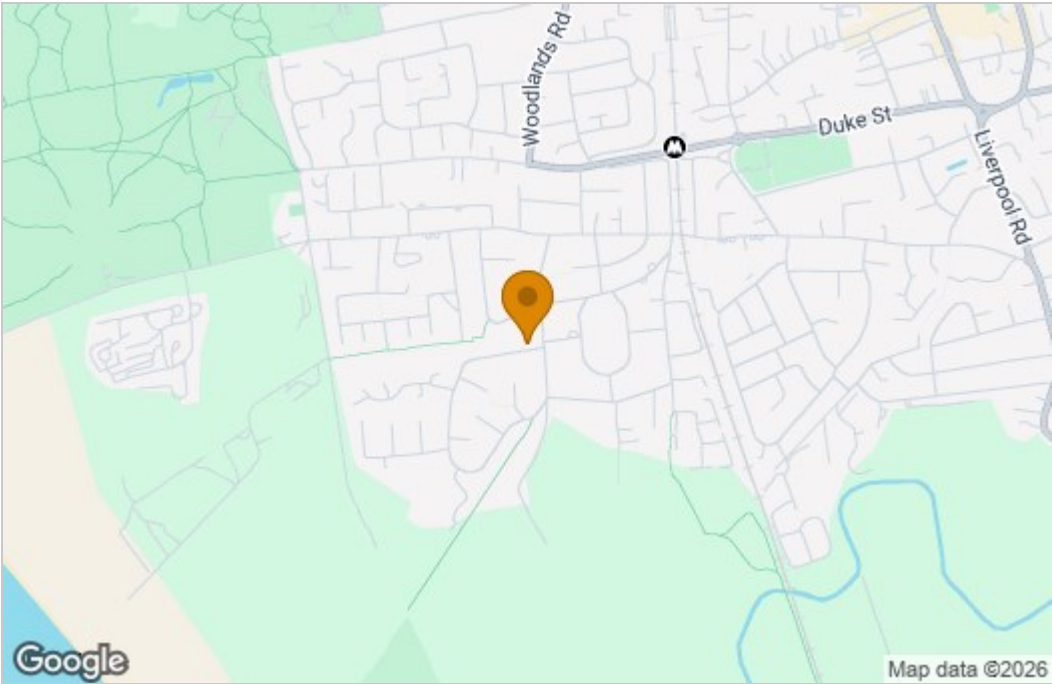
Floor Plan

Cambridge Road, Formby, L37 2EL  
Total Approx. Floor Area 3062 Sq.ft. (284.5 Sq.M.)  
(Excluding Void)

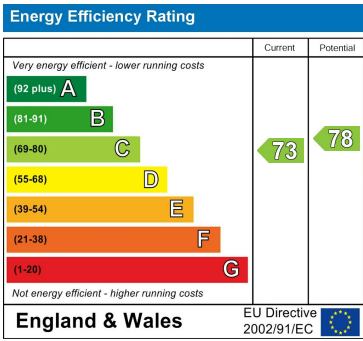
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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