KAREN PARKS
SALES & LETTINGS

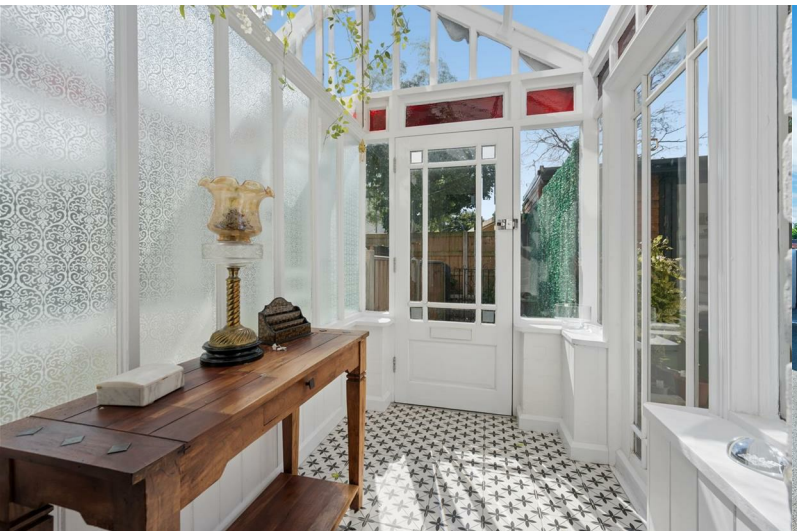


9 Cummins Avenue

Formby, Liverpool, L37 7AL

£1,750 Per Month

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ACCOMMODATION

Ground Floor

Front Pedestrian Entrance and Porch
The front of the property has a pedestrian entrance along a walk way down Cummins Avenue leading to the front door which opens into the porch. There is a glass roof and windows to the porch and tiled floor.

Lounge-Diner
24'11" x 15'7" (7.61 x 4.77)
The open plan lounge-diner is a large room situated to the front of the property. There is a large double glazed bay window looking out onto the front garden and an additional double glazed window to the side and two radiators. There is a large feature fireplace as a focal point to the room in the living area and two understairs storage cupboards on of which contains the meters.

Kitchen
15'7" x 8'7" (4.77 x 2.64)
The kitchen has a range of light grey wall and base units providing plenty of storage and there is a breakfast bar with space for bar stools. There is a sink and integrated oven, hob, microwave, fridge, freezer, dishwasher, washing machine and wine fridge. There is one radiator, a double glazed window to the side and lantern roof allowing light to flow into the kitchen.

Rear hallway and Rear entrance
There is a rear entrance to the property leading through from the gates and garden. The rear hallway has a large lantern roof allowing an abundance of light to flow in and an additional double glazed window to the side making it a bright and welcoming entrance.

Bedroom 1
12'5" x 9'7" (3.80 x 2.94)
The master bedroom is an excellent size and has a sky light window with electric controlled opening, there are two raidators and a pocket door opening into the ensuite.

Ensuite Shower room
9'4" x 4'4" (2.87 x 1.34)
The ensuite comprises of a WC, hand wash basin, tiled shower floor with an electric shower with two shower heads, radiator, heated towel rail and two double glazed windows with obscured glass.

First Floor

Landing
The landing has a light tunnel.

Bedroom 2
15'8" x 10'5" (4.78 x 3.19)
This is an excellent sized bedroom with a row of white fitted wardrobes providing plenty of storage. There are two double glazed windows looking out to the front of the property and a radiator.

Bedroom 3
11'1" x 9'10" (3.40 x 3.00)
The third double bedroom has one radiator and a double glazed window looking out over the rear garden.

Bathroom
8'3" x 6'6" (2.52 x 2.00)
The modern family bathroom is an excellent size with a free standing bath, shower cubicle with two shower heads, WC, hand wash basin, two heated towel rails and a double glazed window.

Outside

Home Office/Gym
14'10" x 6'6" (4.54 x 1.99)
There is a garden room situated in the front garden, there are double patio doors opening into the garden room and there is power and light.

Front Garden
The private front garden has a stoned area with space for seating and is a real sun trap to enjoy a morning coffee. This leads onto an area of artifical grass lined by raised sleeper beds containing plants and shrubs. There is access into the garden room from here and a pathway leading down the side of the house to the rear garden.

Rear Garden
Leading out into the rear garden is a large paved area for easy maitainence and upkeep and offering plenty of space for seating and alfresco dining. There is a beautiful pergola covered with a stunning passionfruit plant that you can sit beneath. The edges of the garden have beds containing mature bushes and shrubs adding greenery and privacy to the garden and creating a tranquil space to sit and enjoy during the summer.

Gated Rear Parking and Entrance
There is rear entrance to the property off Gregsons Avenue with electric sliding gates giving access onto a driveway for two cars and a wooden gate opening into the garden.









Road Map



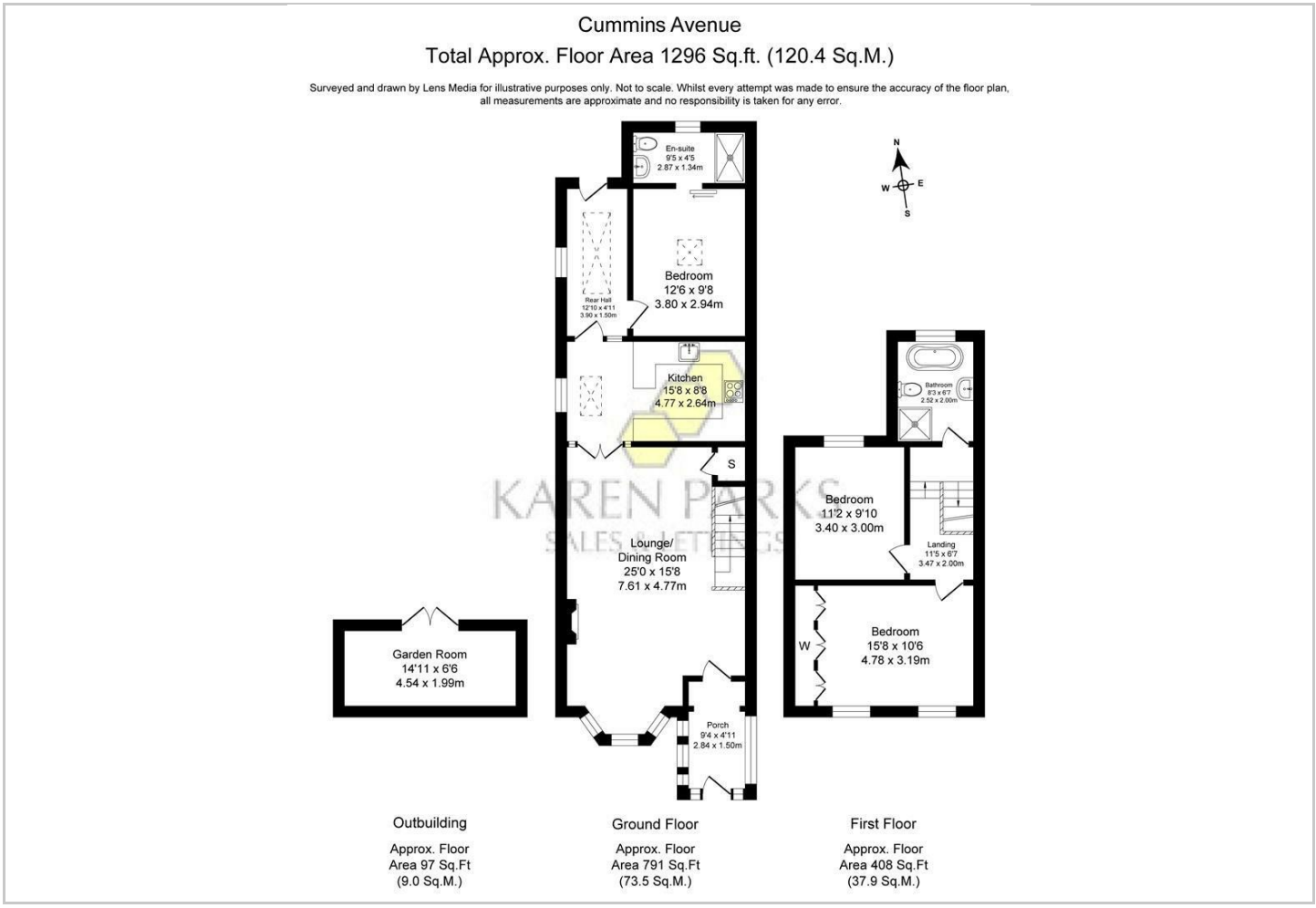
Hybrid Map



Terrain Map



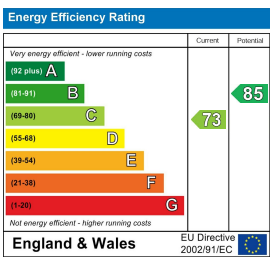
Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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16 Elbow Lane, Formby, Merseyside, L37 4AF
Tel: 01704 835780 Email: sales@karenparks.co.uk http://www.karenparks.co.uk/