



**KAREN PARKS**  
SALES & LETTINGS



## 5 Whitehouse Avenue

Formby, Liverpool, L37 3LR

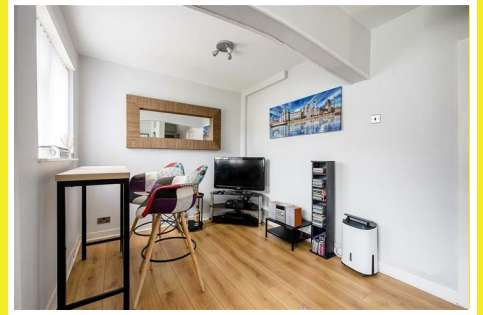
**£1,300 Per Calendar Month**



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## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch leading into the hallway.

#### Hallway

Hallway leading into the lounge.

#### Lounge

14'8" x 13'6" (4.48 x 4.12)

The lounge is situated at the front of the property and has one double glazed window, a radiator and feature fireplace surround with space for fire.

#### Side porch

There is a side porch for access from the driveway which leads into a hallway to the kitchen-diner.

#### Inner hallway

Inner hall with under stairs storage cupboard containing the electric meter.

#### Kitchen

11'7" x 10'0" (3.55 x 3.06)

The kitchen has a range of wall and base units providing storage for the kitchen. There is a sink with water filter tap and draining board with double glazed window above. There is one radiator and space for a fridge, oven, washing machine and dishwasher.

#### Open to dining room

18'1" x 8'8" (5.52 x 2.65)

Opening from the kitchen is a dining area and this is a great space for entertaining or family living. There is a double glazed window looking out over the garden.

### First Floor

#### Landing

The landing has a double glazed window with frosted glass and a loft hatch.

#### Bedroom 1

13'3" x 8'8" (4.04 x 2.66)

This double bedroom has one radiator and a double glazed window.

#### Bedroom 2

10'2" x 9'7" (3.12 x 2.93)

This bedroom has one radiator and a double glazed window looking out to the front of the property.

#### Bedroom 3

8'11" x 8'11" (2.74 x 2.73)

The third bedroom has one radiator, a double glazed window and a Vaillant boiler.

#### Bathroom

8'8" x 8'5" (2.66 x 2.59)

The modern and recently fitted spacious bathroom comprises of a bath, shower cubicle with two shower heads, WC, hand wash basin with storage below, double glazed window, heated towel rail and an additional larger storage cupboard.

### Outside

#### Front Garden

The front of the property has an area laid to lawn boarded by a low level brick wall and there is a paved driveway providing off road parking for multiple cars.

#### Garage

15'7" x 9'0" (4.76 x 2.75)

Single garage with up and over garage door.

Tel: 01704 835780

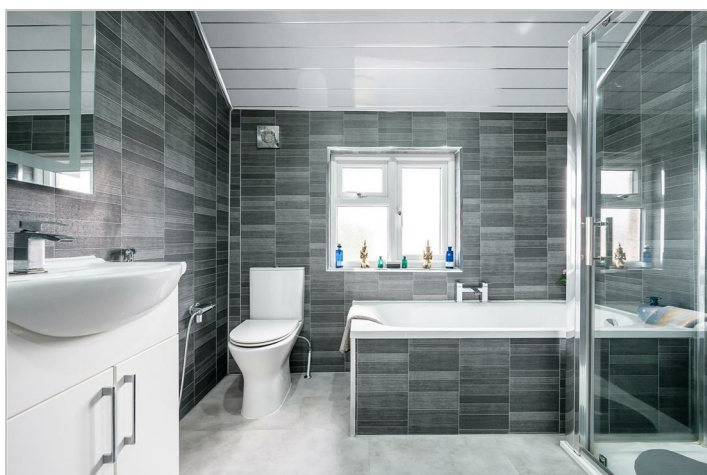
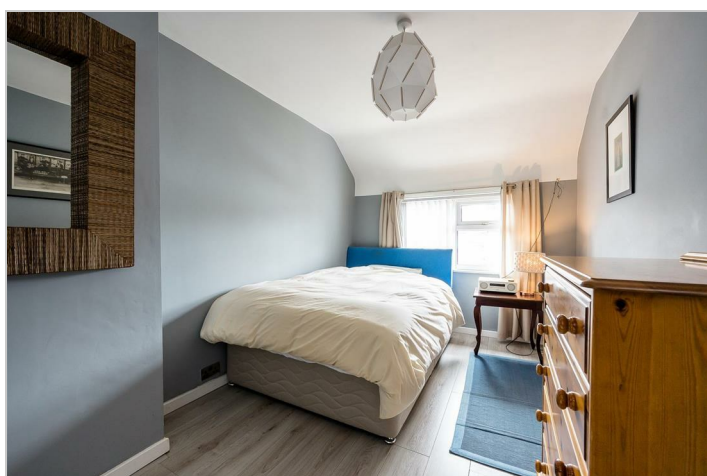


## Rear Garden

The rear garden has a paved patio leading down to the rear of the garden perfect for alfresco dining, there is also an area laid to lawn boarded by recently fitted fencing.

## 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.



Road Map



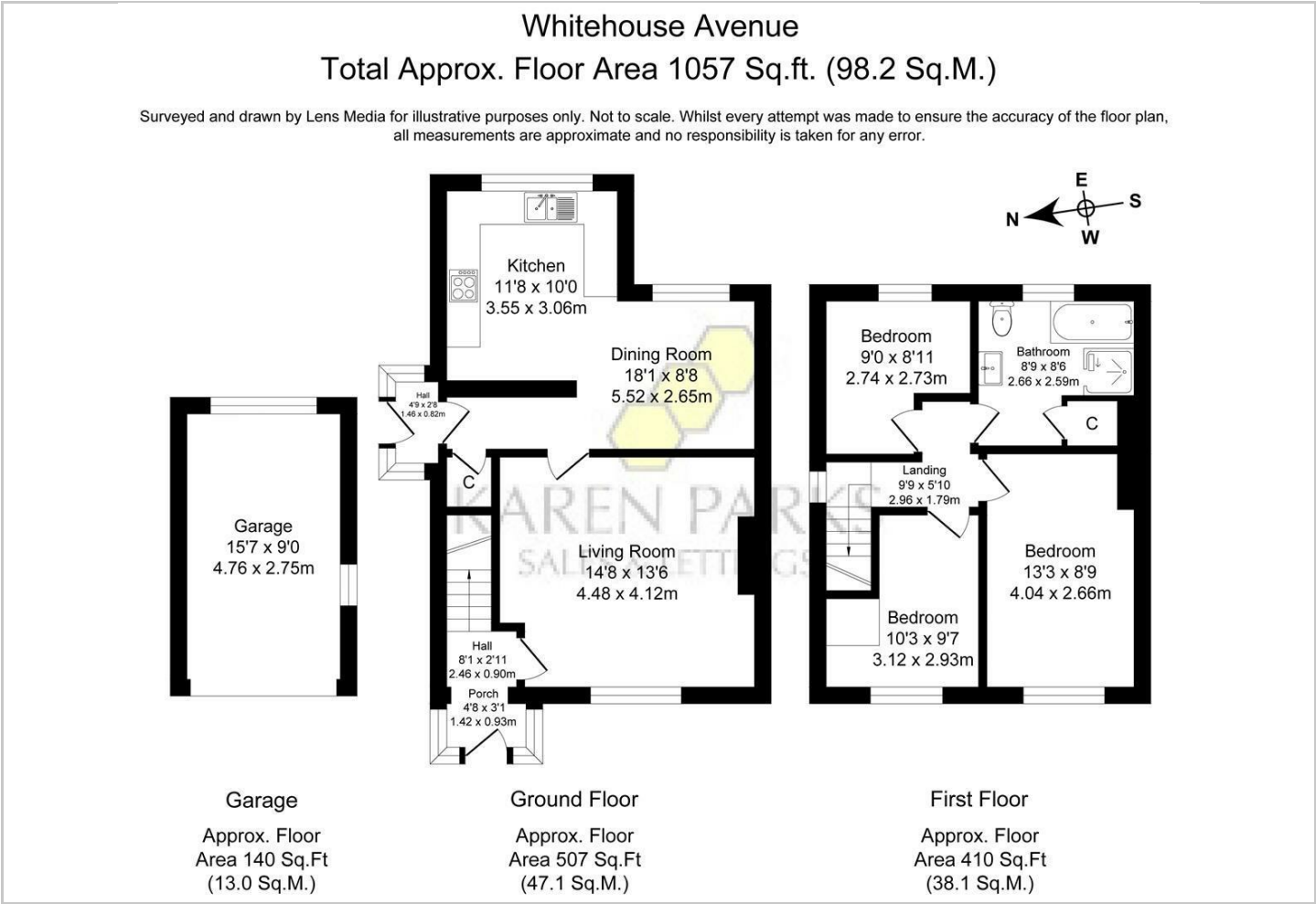
Hybrid Map



Terrain Map



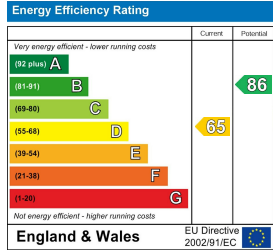
Floor Plan



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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