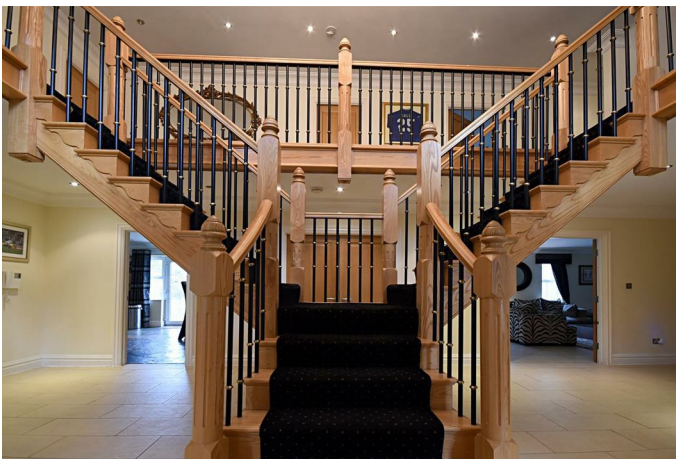


47 Massams Lane, Liverpool Merseyside L37 7BD



Asking Price £1,600,000

47 Massams Lane, Liverpool, Merseyside L37 7BD

An immense, impressive and exclusive residence in the heart of the highly desirable Freshfield area of Formby, which is presented to you by Berkeley Shaw Prestige.

This architect designed 6/7 Bedroom property boasts all luxurious necessities for a house of this standing.

The impressive home benefits from an entertaining area including a modern bar and games room with adjoining access to the luxurious swimming pool and Jacuzzi, ensuring that family events have a little bit for everyone.

To the rest of the ground floor there is an open plan kitchen diner and versatile rooms suitable to host large screen televisions and/or home cinema systems, a play room, or a relaxation lounge.

Reception Hall

Spacious hall with double opening doors, UPVC double glazed windows to front, bespoke oak staircase by Andrew Formby, tiled floor.

Walk-in Cloaks Cupboard

Hanging rails and storage cupboards, UPVC double glazed window with frosted glass.

Cloakroom

Contemporary wash basin, low level W/C, extractor fan, tiled walls and floor, UPVC double glazed frosted window.

Front Entertaining Room

19'7" x 14'6" (5.99 x 4.42)

UPVC double glazed windows x 3 to front, feature log effect gas fire, integrated sound system, tiled floor, double oak doors to hall.

Dining Room

17'10" x 11'1" (5.46 x 3.40)

Double glazed windows x 2 to rear, double oak doors to hall.

Family Room

22'0" x 14'7" (6.73 x 4.45)

UPVC double glazed French doors to rear garden, UPVC double glazed window to rear, range of Neville Johnson fitted cabinets, integrated sound system, tiled floor, double oak doors to hall.

Playroom

15'10" x 14'6" (4.83 x 4.42)

UPVC double glazed window x 3 to front, range of Neville Johnson fitted units, integrated sound system, double oak doors to hall.

Dining Kitchen

21'10" x 17'7" (6.68 x 5.36)

Range of Johnson & Johnson wall, base & drawer units, pan drawers, integrated stainless sink with mixer tap and vegetable spray with granite worktops and granite splash back, Maytag range oven with extractor fan above, space for Amercian style fridge/freezer, integrated Miele coffee machine and microwave, integrated dishwasher, central island with granite work top with breakfast bar and wine cooler, integrated sound system, tiled floor, UPVC double glazed windows x 3, UPVC double glazed French doors to rear garden, double oak doors to hall.

Laundry Room

8'9" x 8'2" (2.69 x 2.49)

Range of wall and base units, granite work tops, inset stainless steel sink with mixer tap, plumbing for washing

machine, space for tumble dryer, UPVC double glazed windows x 2 to front.

Snooker Room

32'4" x 17'1" (9.86 x 5.21)

Full size snooker table, bar area with granite worktop, beer pumps, glass washing machine, coolers, tiled floor, UPVC double glazed French doors to pool room, UPVC double glazed French doors to:

Conservatory

16'11" x 12'9" (5.16 x 3.91)

UPVC double glazed windows, UPVC double glazed French doors to rear garden, air conditioning, tiled floor, UPVC double glazed French doors to:

Pool Room

39'4" x 20'9" (12.0 x 6.35)

Fully tiled overflow swimming pool measuring approximately 30ft x 13ft x 4ft, 8 seater Jacuzzi, four velux windows, UPVC double glazed French doors to rear garden.

Changing Room

Walk in shower, inset vanity sink, low level W/C, ladder style radiator, tiled walls and floor.

First Floor

Galleried Landing

UPVC double glazed French doors with side windows to Juliette Balcony, UPVC double glazed windows x 4.

Master Bedroom

14'2" x 14'7" (4.32 x 4.47)

UPVC double glazed windows x 2 to rear, integrated sound system, open to:

Master Dressing Room

UPVC double glazed window to side, open robes with full and split hanging rails and shelving.

Master En-Suite Bathroom/ Shower room

'Kohler' suite comprising of a freestanding bath, tiled walk-in shower with fitted mains shower with Raindance shower head, pedestal wash basin, low level W/C, bidet, ladder style radiator, UPVC double glazed window to rear with frosted glass.

Bedroom 2

14'6" x 12'7" (4.42 x 3.86)

UPVC double glazed window x 2 to front, wood flooring, integrated sound system..

Dressing Room

Double doors with hanging rails and shelving.

En-Suite

UPVC double glazed window to side with frosted glass, tiled shower compartment with mains shower, pedestal wash basin, low level W/C, ladder style radiator, tiled floor and walls, UPVC double glazed window to side with frosted glass.

Bedroom 3

15'8" x 14'6" (4.80 x 4.42)

UPVC double glazed windows to front, integrated sound system.

En-Suite

Tilled shower compartment with fitted mains shower, pedestal wash basin, low level W/C, ladder style radiator, tiled floor and walls.

Bedroom 4

12'9" x 10'7" (3.89 x 3.25)

UPVC double glazed windows x 2 to rear, built in wardrobes with hanging rails, drawer unit and overhead cupboards, integrated sound system.

Bedroom 5 / Study

20'4" x 10'11" sloping ceiling max dimentions (6.22 x 3.35 sloping ceiling max dimentions)

UPVC double glazed window to rear, range of fitted 'Neville Johnson' units which includes a remote controlled bed, desk, hanging rails, shelving and built in cupboards, integrated sound system.

Bedroom 6

7'5" x 11'1" into wardrobe (2.27 x 3.38 into wardrobe)

Range of 'Neville Johnson' built in furniture to include wardrobes with hanging rails and shelving, drawer units and dressing table.

Family Bathroom / Shower Room

'Laufen Alessi' white Suite comprising of a luxury freestanding bath with mixer tap, tiled walk-in shower compartment fitted with mains shower, pedestal wash basin, bidet , low level W/C, tiled floor, UPVC double glazed window to rear with frosted glass.

Second floor

Turned Staircase

Games Room

29'7" x 14'11" (9.02 x 4.55)

Velux windows x 4. eaves storage.

Storage Room

Fitted with hanging rails and shelving.

Outside

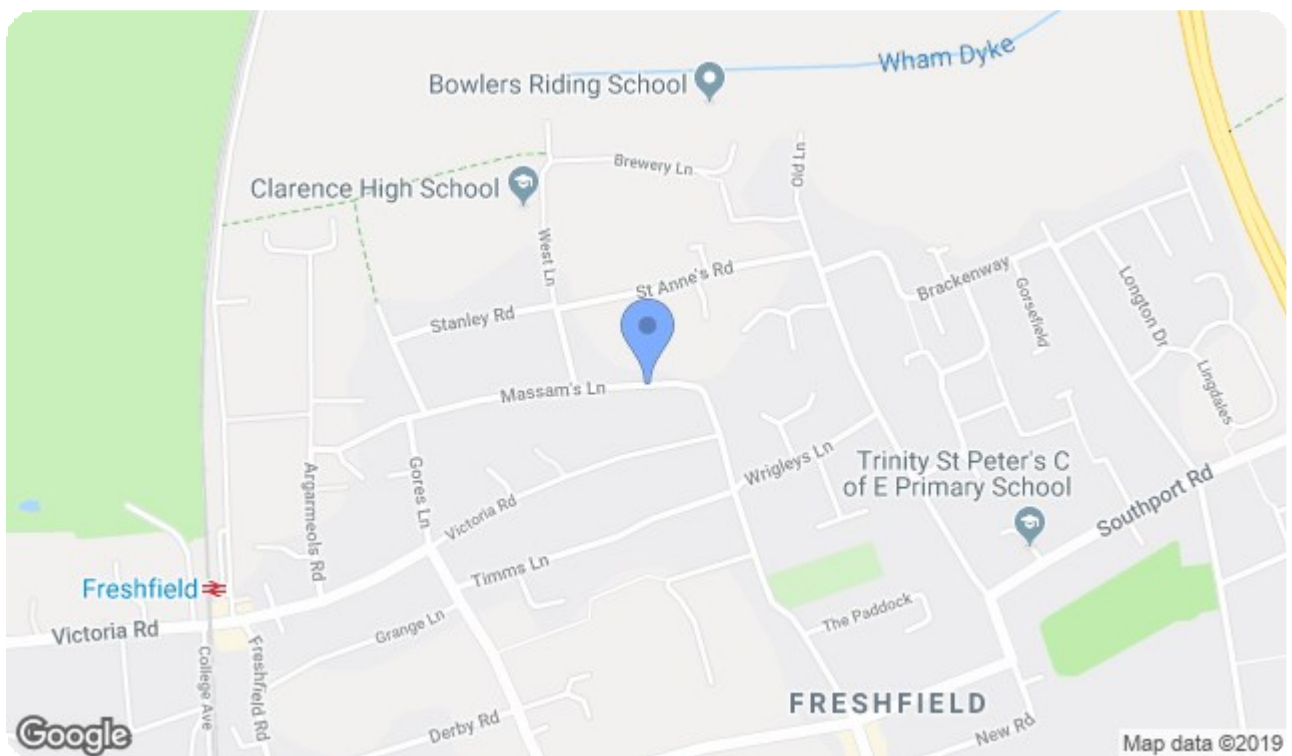
The property is on a substantial plot there is a sweeping driveway to the front with amply parking and access to a double garage. To the rear there is a large tree lined lawn, established flowers beds and a large patio area.

Garage

23'3" x 19'5" (7.11 x 5.94)

Double doors with remote control access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	