



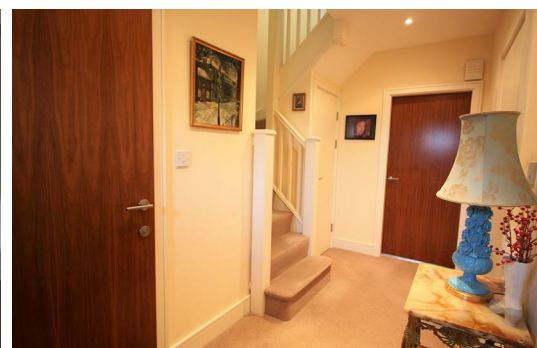
## 29 The Hamptons, Formby, Merseyside L37 3JQ

£360,000

BERKELEY SHAW are pleased to bring to the market this stunning executive 4 bedroom home. Situated in a select development the property offers spacious and well laid out accommodation over three levels with balconies to the master bedroom and first floor lounge and a well stocked and beautifully maintained garden.

The property briefly comprises to the ground floor- a spacious entrance hall, WC, and stunning open plan kitchen living space. There is also a integrated garage. To the first floor there is a lovely lounge with sliding doors opening onto the balcony and the master bedroom with ensuite. To the second floor there are three further bedrooms and family bathroom.

A viewing of this lovely home is highly recommended to appreciate the quality and design.





## Entrance Hall

Part tiled floor, door into wc, radiator, stairs to first floor, door into garage.

## WC

Double glazed obscure window to front, tiled floor, WC, hand wash basin.

## Kitchen/ diner/ lounge

23'11" x 19'1" (7.29 x 5.82)

Open plan with cream shaker style fitted base and wall units with marble worktops. Tiled walls and part tiled flooring. Large windows and doors into rear garden. Built in fridge freezer and dishwasher (never used). Built-in electric oven with hob (never used).

## First Floor Landing

Large airing/storage cupboard, doors to lounge and bedroom.

## Lounge

19'1" x 12'11" (5.84 x 3.95)

Double glazed doors to balcony, gas fire, radiator.

## Bedroom

17'5" x 11'11" (5.33 x 3.64)

Double glazed window to side, double glazed doors out to balcony at front. Radiator. Door into En-suite.

## En-suite

Sunken bath, hand wash basin concealed WC, double glazed obscure window to front

## Second Floor

Doors leading to three bedrooms and door leading to bathroom.

## Bedroom

10'0" x 9'4" (3.06 x 2.86)

Velux window, radiator. Tv point.

## Bedroom

9'11" x 9'4" (3.04 x 2.87)

Velux window, radiator. Tv point.

## Bedroom

13'7" x 8'9" (4.16 x 2.67)

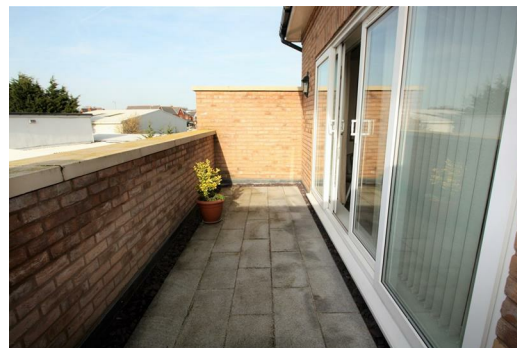
Double glazed window to front, radiator, tv point.

## Bathroom

Sunken bath, WC, hand wash basin, vanity unit, part tiled walls. Shower cubicle with tiled walls. Tiled floor. Radiator.

## Garage

Electric up and over door.



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