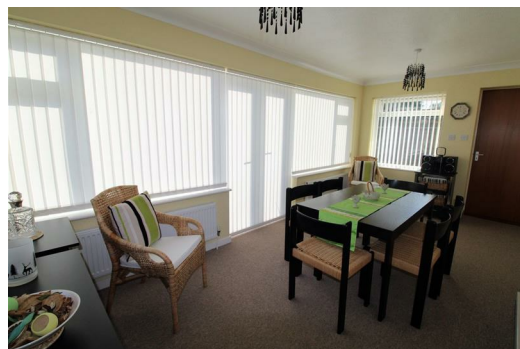




20 Carrs Crescent West, Formby, Merseyside L37 2EX

Guide Price £420,000

BERKELEY SHAW are pleased to bring to the market this three bedroom detached family home, set on a lovely corner plot offering gardens to front, side and rear. Internally the property offers spacious and versatile accommodation, that could lend itself to accommodate an independent family member. A viewing of this home is highly recommended to appreciate the space and feel of this welcoming home. There is also the potential to extend and redevelop subject to necessary planning permission.



Porch

UPVC double glazed front door and windows, glazed inner front door leading to: -

Hallway

With doors off to the reception rooms and kitchen

Breakfast Room

10'4" x 9'3" (3.15 x 2.84)

Two UPVC double glazed windows to the front and side, radiator, serving hatch to the kitchen

Lounge

17'10" x 10'11" (5.44 x 3.33)

UPVC Double glazed window to the front, internal glazed window to the dining room, radiator, electric fire with brick surround, glazed door leading to the: -

Dining Room

17'5" x 8'11" (5.33 x 2.74)

Several UPVC double glazed windows and door leading to the garden, two radiators, door leading to: -

Office

10'7" x 7'4" (3.23 x 2.24)

UPVC double glazed window and door leading to the garden, radiator, corridor leading to the shower room and utility room

Shower Room

5'8" x 4'3" (1.73 x 1.30)

UPVC double glazed obscure window to the side, electric shower and tray, low level wc, pedestal wash basin

Utility Room

9'4" x 5'6" (2.87 x 1.68)

UPVC double glazed window to the side, plumbing for washing machine, space for dryer, free standing boiler under units, door leading to: -

Kitchen

14'9" x 5'10" (4.52 x 1.80)

UPVC double glazed window to the side, a range of high and low fitted units, space for dish washer, 1 1/2 stainless steel sink, four ring gas hob with extractor over, gas oven and grill, space for fridge freezer, radiator, large larder cupboard, part tiled walls

First Floor Landing

UPVC double glazed obscure window, loft access with pull down ladder and part boarded

Bedroom One

17'10" x 10'9" (5.46 x 3.30)

Two UPVC double glazed windows to front and side, two radiators, two mirror fitted wardrobes to one side.

Bedroom Two

10'4" x 9'4" (3.15 x 2.87)

UPVC double glazed window to side, radiator

Bedroom Three

9'6" x 7'4" (2.90 x 2.24)

UPVC double glazed window to front, radiator, built in cupboard

Bathroom and WC

UPVC double glazed obscure window to side, panelled bath with shower over, pedestal wash basin, part tiled walls, cupboard housing water tank, airing cupboards, radiator. Wc - UPVC double glazed obscure window to the side, low level wc

Outside

Front and Side Garden

Driveway to the side with off road parking, gardens to the front and side, laid to lawn with a abundance of bushes and trees, two side access gates to rear

Rear Garden

South facing rear garden is laid to lawn with patio area and borders

Garage

Double length garage with up and over door and electricity laid on, double gated access from front with driveway, brick built out house.

