



46 Monks Drive, Formby, Merseyside L37 6DW

Asking Price £185,000

BERKELEY SHAW are pleased to bring to market this recently updated two bedroom semi detached bungalow. The property offers a modern finish throughout with newly fitted grey carpets, oak effect doors, white gloss kitchen and modern shower room. Externally there is a paved driveway, detached single garage and enclosed rear garden that is mainly laid to lawn with garden shed. Early viewing is highly recommended.



Entrance Hall

Double glazed door into the entrance hallway. Oak effect door to lounge.

Lounge

16'0" x 12'1" (4.9 x 3.7)

Double glazed window to front. Feature fire and surround, radiator

Kitchen

10'9" x 6'2" (3.3 x 1.9)

Fitted with a modern range of white gloss base and wall units with roll top granite effect work surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven hob and extractor. Integrated fridge and washing machine. Double glazed window to side. Double glazed door opening on to the driveway.

Bedroom One

15'5" x 9'2" (4.7 x 2.8)

With sliding doors opening into the conservatory. Radiator.

Bedroom Two

10'2" x 9'2" (3.1 x 2.8)

Double glazed window to rear. Radiator.

Shower Room

6'2" x 5'10" (1.9 x 1.8)

Fitted with a new suite comprising shower cubicle and hand wash basin and WC built in to vanity unit. Double glazed obscured window .

Conservatory

10'2" x 8'2" (3.1 x 2.5)

With windows overlooking the rear garden and door opening onto the patio.

Garden

A fenced and enclosed garden with new garden shed. Mainly laid to lawn with attractive patio area. There is a single garage with wooden doors giving access.

