



## 1 Balmoral Drive, Formby, Merseyside L37 6EE

Guide Price £225,000

BERKELEY SHAW are pleased to bring to the market this three bedroom semi detached home situated on a good sized corner plot, in this popular residential location. There is a spacious entrance hallway, a through lounge dining room and kitchen to the ground floor. On the first floor there are three bedrooms, a bathroom and separate WC. Externally there are gardens to the front and side, along with a garage workshop and driveway parking.



Porch & Entrance Hallway

Double glazed door into the porch with tiled flooring. Door into the hallway with laminate flooring. Radiator. Double glazed window to side and front. Stairs to first floor. Doors off to lounge and kitchen.

Lounge

13'5" x 11'11" (4.09 x 3.64)

Double glazed window to front. Radiator. Sliding doors that open into the dining room.

Dining Room

11'4" x 11'3" (3.47 x 3.44)

Double glazed window to rear. radiator. Door to kitchen.

Kitchen

10'11" x 7'8" + 5'7" x 3'6" (3.35 x 2.35 + 1.72 x 1.08)

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink unit. Space for freestanding electric cooker and washing machine. Tiled flooring and part tiled walls. Double glazed window to rear. Door to rear garden. Under stairs storage.

First Floor

With doors off to bedrooms one, two and three and bathroom and WC.

Bedroom One

12'0" x 11'4" (3.66 x 3.46)

Double glazed window to front. Radiator. Built in wardrobes.

Bedroom Two

11'5" x 9'2" (3.50 x 2.81)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three

7'2" x 6'9" (2.20 x 2.07)

Double glazed window to front. Radiator.

Bathroom

With paneled bath and hand wash basin. Double glazed obscured window to rear. Radiator.

WC

Double glazed obscured window to rear. WC

Garage

Single garage with workshop space. Up and over door.

Gardens

There is a lawned garden to the front of the property and an enclosed and fenced private garden to the side.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



When you attend the house view to inspect the accuracy of the Register contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, inaccuracy or omission. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their accuracy or the date.

