



66 Ennerdale Road, Formby, Merseyside L37 2EA

Guide Price £365,000

BERKELEY SHAW are pleased to bring to the market this well presented FOUR BEDROOM DETACHED family home. The property offer spacious living accommodation with a lovely kitchen dining room that opens on to the enclosed rear garden, a good sized lounge and down stairs WC and plenty of storage space. On the first floor there are four bedrooms, with a master en suite and family bathroom. there is an enclosed rear garden, single garage and driveway parking. An internal inspection is highly recommended.



Entrance Porch

Double glazed door in to the entrance porch with tiled flooring.

Entrance Hallway

With laminate flooring and doors off to kitchen, lounge and inner hall. Stairs to the first floor.

Kitchen Dining Room

27'3" x 11'5" (8.32 x 3.50)

Fitted with a stunning range of gloss base and wall units with complimenting work surfaces over incorporating sink unit with mixer tap. Built in double oven, hob and extractor. Built in microwave. Space for fridge freezer and dishwasher. Double glazed window overlooking the rear garden, Two double glazed patio doors opening on to the patio area of the rear garden.

Lounge

18'8" x 13'11" (5.71 x 4.25)

Double glazed bay window to front. Radiator. Gas fire.

WC

5'10" x 4'3" (1.80 x 1.32)

WC and hand wash basin. Double glazed obscured window to side.

Inner Hall/ Storage Area

Storage space. Door to garage.

Garage

18'0" x 8'7" (5.50 x 2.62)

Up and over door. Space for washing machine and tumble dryer.

Bedroom One

12'2" x 10'11" (3.71 x 3.34)

Double glazed window to front. Radiator.

En suite Bathroom

7'4" x 8'3" (2.26 x 2.52)

Fitted with a suite comprising paneled bath with shower over, hand wash basin and WC. Double glazed obscured window to front.

Bedroom Two

12'3" x 9'6" (3.74 x 2.91)

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

Bedroom Three

11'6" x 8'9" (3.52 x 2.67)

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

Bedroom Four

8'5" x 7'6" (2.58 x 2.31)

Double glazed window to side. Radiator.

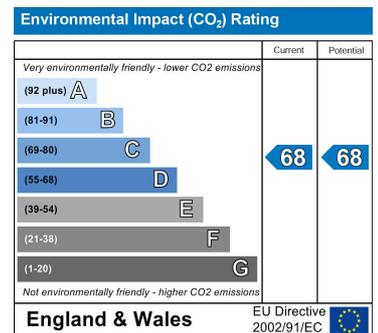
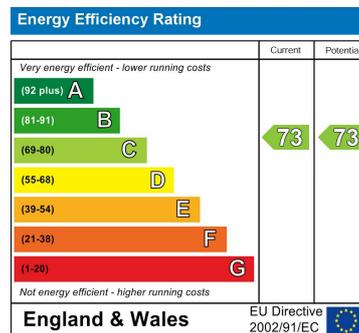
Family Bathroom

7'0" x 6'3" (2.15 x 1.91)

Fitted with a modern suite comprising paneled bath with shower over, hand wash basin into vanity unit and WC. Tiled walls and flooring. Double glazed obscured window to side.

Garden

Rear enclosed garden offering a sunny aspect. Laid to patio and gravel for low maintenance.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all the features, rooms and the plot shown are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for advisory purposes only and should be used as such by the prospective purchaser. The services, fixtures and fittings shown here are not intended to be taken as their availability or efficiency can be given. 1000-000-0000000000

