



62 Freshfield Road, Formby, Merseyside L37 7BQ

Offers In Excess Of £625,000

BERKELEY SHAW PRESTIGE are delighted to bring to the market for the first time in approximately 20 years, this charming, detached five/six bedroom VICTORIAN RESIDENCE. Boasting spacious accommodation laid out over three levels and delightful gardens that wrap around the front and side. The property offers a buyer the opportunity to update and add their own stamp if required. An early viewing is highly recommended to avoid missing out on this beautiful home.



Porch
Double doors in to the entrance porch.

Entrance Hallway
A bright and spacious entrance hallway with high ceilings. Doors off to most of the ground floor rooms.

Formal Lounge
18'11" x 13'10" (5.77 x 4.24)
A lovely lounge with double glazed windows to front and side. Feature ceiling rose and ornate coving. Gas fire with wooden mantle and tile surround. Radiator.

Formal Dining Room
15'7" x 13'10" (4.76 x 4.24)
With double glazed bay window to front. Radiator.

Kitchen
14'2" x 14'0" (4.33 x 4.29)
Fitted with a range of wood base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Feature island with additional storage. Two double glazed windows to side overlooking the lovely garden. Double glazed door to rear. Door to breakfast room.

Breakfast Room
9'11" x 9'10" (3.04 x 3.01)
Two double glazed windows to rear. Radiator.

Snug
14'1" x 11'1" (4.31 x 3.40)
Three double glazed windows to rear. Radiator.

Inner Hall
Double glazed obscured window to side. Door to utility room and downstairs shower room. Cupboard housing boiler.

Utility
9'2" x 7'0" (2.80 x 2.15)
Fitted with a range of cream base and wall units with stainless steel sink unit. Door to side. Radiator. Tiled flooring.

Shower Room
7'3" x 7'1" (2.23 x 2.16)
Fitted with a suite comprising shower cubicle, hand wash basin in vanity unit and WC. Double glazed obscured window to side. Tiled flooring.

First Floor
Bedroom
14'0" x 11'0" (4.29 x 3.36)
Double glazed window to side. Built in wardrobes. Radiator.

Bedroom
14'9" x 13'6" (4.52 x 4.12)
Double glazed window to side. Built in wardrobe. Radiator.

Bedroom
15'10" x 14'0" (4.83 x 4.28)
Double glazed windows to front and side. Built in wardrobes. Radiator.

Bedroom
9'3" x 5'2" (2.82 x 1.59)
Double glazed window to front. Radiator.

Bedroom
13'11" x 13'9" (4.26 x 4.21)
Two double glazed windows to front. Built in wardrobes. Radiator.

Family Bathroom
10'0" x 9'10" (3.06 x 3.00)
Fitted with a suite comprising shower cubicle, corner bath, hand wash basin, WC and bidet. Heated towel rail. Two double glazed windows.

Second Floor
Room One
9'10" x 8'10" (3.00 x 2.71)
Double glazed window to side. Radiator.

Room Two
15'9" x 7'3" + 8'6" x 6'7" (4.81 x 2.21 + 2.61 x 2.01)
Velux window. Double glazed window to front. Radiator.

Room Three
13'6" x 6'11" (4.14 x 2.13)
Velux window to side. Double glazed window to front. Radiator.

Garage
Large garage with power and light and two up and over doors. Driveway parking.

Gardens
The gardens are beautifully maintained and offer a range of mature trees and shrubs.

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

