

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 9 Edenhurst Drive, Formby, Merseyside L37 2LH

Guide Price £275,000

BERKELEY SHAW are delighted to offer for sales this stunning, spacious THREE BEDROOM family home that benefits from updated accommodation that comprises of entrance porch, a lounge diner with double aspect to the front and rear, an updated kitchen family room, sun room with patio doors that open on to the rear SOUTH FACING enclosed garden, gym/study, ground floor WC, three bedrooms and family bathroom. A viewing of this well presented home is highly recommended to appreciate the space.







#### Porch

Double glazed door in to the porch. Door to lounge.

## Lounge Dining Room

A double aspect room with double glazed windows to front and rear. Feature electric fire. Radiator. Door to inner hall and open to the sun room. Door to kitchen family room.

#### Sun Room

11'11" x 10'10" (3.65 x 3.32)

A lovely and bright sun room with double glazed patio door to the patio area of the rear garden. Door to the gym/study room. Laminate flooring.

## Kitchen Family Room

 $12'5" \times 9'4" + 16'5" \times 7'1" (3.79 \times 2.85 + 5.02 \times 2.18)$ 

Fitted with a stunning range of white gloss base and wall units with complimenting work surfaces over incorporating sink unit. Built in double oven, five ring gas hob and extractor hood. Built in fridge freezer. Wooden flooring. Double glazed window to front. Open to the family area with two Velux windows and ceiling spotlgihts. Door to small storage/utility area.

## **Utility Room**

With double doors from the front (former garage doors) space and plumbing for washing machine and tumble dryer.

## Gym/ Study

Accesses via the sun room and currently used as a gym, previously used as a fourth bedroom. Double glazed window to rear. Vaillant boiler.

#### W C

8'8" x4'10" (2.65 x1.48)

With WC and hand wash basin. Tiled flooring.

## First Floor

Doors off to bedrooms one and two and family bathroom.

#### **Bedroom One**

11'5" x 11'1" (3.49 x 3.38)

Double glazed window to rear. Radiator. Door to bedroom three.

#### **Bedroom Three**

11'4" x 7'11" (3.46 x 2.43)

Double glazed window to rear. Radiator.

#### **Bedroom Two**

14'9" x 7'11" (4.51 x 2.42)

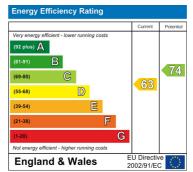
Double glazed window to front. Radiator.

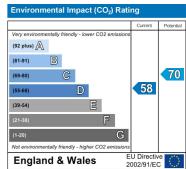
## Family Bathroom

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

### Rear Garden

A well presented and low maintainance rear garden that is enclosed and laid to paving and astro turf.







AEA (Apprion energy Assessor) provider the Topic Paus as you do to even described to even disconsistent of proving Dimensions are approximate and do not perfect to even disconsistent of the proving Dimensions are approximate and do not perfect to the Resource but in provider as a profession.





