



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" x 9'4" + 16'5" x 7'1" (3.79 x 2.85 + 5.02 x 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 spotlights. 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.

WC

8'8" x 4'10" (2.65 x 1.48)

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 maintenance rear garden that is enclosed and laid to paving and astro turf.

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	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	70

