



## 2 a Carrs Crescent West, Formby, Merseyside L37 2EX

Offers In The Region Of £495,000

BERKELEY SHAW are delighted to bring to the market this fantastic and well proportioned FOUR BEDROOM family home, on a gated plot with marvelous mature rear gardens. The property boasts light and airy accommodation offering entrance hallway, lounge, breakfast area, kitchen overlooking the rear garden, dining room, utility room, downstairs WC. To the first floor there are four double bedrooms with a master ensuite and family bathroom. An internal inspection is highly recommended to appreciate this family home.





## Porch

Front double glazed door opening onto front garden.

## Entrance Hall

Wooden flooring, under stairs storage, stairs leading up to first floor.

## Lounge

21'7" x 10'9" (6.6 x 3.3)

Double glazed UPVC window facing the front overlooking the garden, radiator and gas fire, engineered wood flooring.

## Breakfast Room

9'2" x 11'1" (2.8 x 3.4)

UPVC patio double glazed door opening onto the garden, double glazed UPVC window facing the rear overlooking the garden. Radiator, engineered wood flooring.

## Dining Room

12'11" x 11'1" (3.94 x 3.4)

UPVC french double glazed door opening onto the garden, double aspect double glazed UPVC windows facing the rear overlooking the garden, radiator, engineered wood flooring.

## Kitchen

21'7" x 10'2" (6.6 x 3.1)

Double glazed UPVC window facing the rear overlooking the garden, tiled flooring, fitted units, stainless steel sink, integrated oven, gas hob, integrated dishwasher, space for fridge/freezer.

## Utility

7'10" x 7'6" (2.39 x 2.31)

UPVC back double glazed door opening onto the garden, double glazed UPVC window with frosted glass facing the side, radiator, tiled flooring, boiler, fitted units, stainless steel sink, space for washing machine and dryer.

## WC

3'11" x 2'11" (1.2 x 0.9)

Double glazed UPVC window with frosted glass, radiator, built in WC, wash hand basin.

## Landing

11'7" x 10'11" (3.55 x 3.33)

Double glazed UPVC window facing the front over looking the garden, laminate flooring.

## Bedroom 1

12'0" x 10'11" (3.66 x 3.33)

Double glazed UPVC window facing the side, radiator, laminate flooring, fitted wardrobes.

## En Suite Shower Room

6'2" x 5'3" (1.9 x 1.61)

Double glazed UPVC window facing the front, radiator, tiled flooring, built in WC, corner shower, pedestal sink.

## Bedroom 2

10'5" x 7'10" (3.2 x 2.39)

UPVC double glazed door opening onto a balcony, double glazed UPVC window facing the rear overlooking the garden, radiator, laminate flooring.

## Bedroom 3

12'9" x 11'1" (3.9 x 3.4)

Double glazed UPVC window facing the rear overlooking the garden, radiator, laminate flooring, fitted wardrobes.

## Bedroom 4

12'11" x 9'8" (3.96 x 2.95)

Double aspect double glazed UPVC windows facing the front and side, radiator, laminate flooring, fitted wardrobes.

## Family Bathroom

10'4" x 6'10" (3.15 x 2.1)

Double glazed UPVC window with frosted glass facing the front, heated towel rail, tiled flooring, built in WC, paneled bath, pedestal sink.

## Garage

Single garage with up and over door. Power and light.

## Rear Garden

A beautifully maintained rear garden that is mainly laid to lawn with mature shrub borders.

