



The Stables 5 Hawthorne Crescent, Formby, Merseyside L37 4JF

£445,000

BERKELEY SHAW are delighted to bring to the market this delightful THREE BEDROOM DETACHED COTTAGE with the added benefit of a ONE BEDROOM SELF CONTAINED ANNEXE, this really is a unique opportunity for a buyer. The property is set on a lovely plot with mature gardens and sweeping driveway. The accommodation comprises, main house with entrance conservatory, kitchen dining room, lounge, three bedrooms and family bathroom and the annexe which also has its own separate entrance has an open plan kitchen lounge area, shower room and bedroom. There is a covered carport area with gym equipment. An internal inspection is highly recommended.



Entrance Conservatory

11'8" x 9'4" (3.56 x 2.86)

Double glazed doors into the entrance conservatory with double glazed windows that overlook the garden. Tiled flooring. Doors off to the kitchen and utility/ entrance to annexe.

Kitchen Breakfast Room

18'0" x 9'7" (5.49 x 2.93)

A lovely kitchen breakfast room fitted with a range of cream base and wall units with complimenting roll top work surfaces over incorporating sink unit. Built in double oven, gas hob and extractor hood. Freestanding fridge freezer and additional tall freezer. Washing machine and dishwasher and microwave. Double glazed windows to side and rear. Tiled flooring. Part tiled walls. Beamed ceilings.

Lounge

17'10" x 5'11" + 16'10" x 9'2" (5.46 x 1.81 + 5.14 x 2.80)

With original front door and stairs tot he first floor. Under stairs storage cupboard. Feature fireplace with gas fire and lovely beamed ceilings.

First Floor

With doors off to bedrooms one, two and three and family bathroom.

Bedroom One

10'8" x 9'11" + 7'5" x 6'5" (3.26 x 3.04 + 2.27 x 1.97)

With feature circular window to front. Double glazed window to front and two double glazed windows to side. Arch to the dressing room which is fitted with a range of wardrobes and drawers.

Bedroom Two

10'0" x 9'10" (3.05 x 3.00)

Double glazed windows to side.

Bedroom Three

10'0" x 7'5" (3.06 x 2.28)

Double glazed windows to rear and side.

Family Bathroom

Fitted with a suite comprising paneled bath, shower cubicle, hand wash basin and WC. Double glazed window

Annexe

Entrance Hall/ Utility

6'7" x 5'10" (2.03 x 1.80)

With double glazed doors into the hallway. Space and plumbing for washing machine. Door and step up to to shower room.

Shower Room

Fitted with a suite comprising shower cubicle, hand wash basin and WC. Tiled flooring.

Open Plan Lounge/ Kitchen

21'10" x 11'3" + 12'5" x 7'0" (6.68 x 3.45 + 3.79 x 2.15)

With feature stone flooring and feature gas fire to the lounge area. The kitchen is fitted with a range of base and wall units with complimenting work surfaces over incorporating sink unit. Built in electric oven, hob and extractor hood. Washing machine and fridge.

Bedroom

19'4" x 7'10" (5.91 x 2.39)

With window to front.

Car Port

A covered carport with outside power points. With a range of gym equipment.

Garden

A lovely mature garden that is laid to lawn with shrub borders and attractive patio area for Al Fresco dining.

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	

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

