



107B Liverpool Road, Formby, Merseyside L37 6BR

Asking Price £278,000

BERKELEY SHAW are delighted to offer for sale is immaculately presented and spacious FOUR BEDROOM semi detached family home that has been thoughtfully renovated by the current owners. The accommodation is light and airy and offers a spacious entrance hallway, lovely lounge overlooking the rear garden, a stunning contemporary kitchen, dining room and downstairs bathroom. To the first floor there are four good sized bedrooms and WC. There are gardens to the front and rear of the property, laid to low maintenance artificial grass with a useful timber built summer house, currently used as a home gym. An internal inspection is highly recommended.



Entrance Porch

Double glazed door into the entrance porch. Door into entrance hallway.

Entrance Hallway

A spacious entrance hallway with doors off to the dining room, bathroom and lounge. Open to the kitchen. Amtico flooring. Stairs to the first floor. Radiator.

Lounge

16'3" x 15'1" (4.97 x 4.61)

A lovely cosy lounge with feature flame effect fire and double glazed windows and doors opening on to the rear garden. Two radiators.

Dining Room

Former garage. Double glazed window to front. Radiator.

Kitchen

18'10" x 9'5" (5.76 x 2.88)

Fitted with a stunning range of modern navy base and wall units with complimenting Quartz work surfaces over incorporating sunken sink unit with mixer tap. Built in double oven, induction hob and extractor hood. Built in fridge freezer, washing machine and dish washer. Double glazed windows to side and rear. Double glazed door to side. Cupboard housing Worcester boiler.

Ground Floor Bathroom

8'0" x 5'4" (2.46 x 1.64)

Fitted with a modern suite that comprises panel bath with shower over, hand wash basin in vanity unit and WC. Tiled walls and flooring. Two double glazed obscured windows to side. Heated towel rail.

First Floor

Bedroom One

14'6" x 9'10" (4.43 x 3.01)

Double glazed window to rear. Radiator. TV point and power point for wall mounted Television.

Bedroom Two

13'2" x 9'3" (4.03 x 2.82)

Double glazed window to front. Radiator. TV point and power point for wall mounted Television.

Bedroom Three

9'10" x 9'6" (3.02 x 2.90)

Double glazed window to rear. Radiator. TV point and power point for wall mounted Television.

Bedroom Four

8'11" x 8'5" (2.72 x 2.57)

Double glazed window to front. Radiator. TV point and power point for wall mounted Television.

WC

Tiled walls and flooring. Hand wash basin and WC

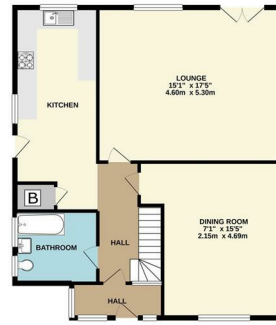
Gardens

Accessed via double wooden gates, the front garden is laid to artificial grass and offers plenty of driveway parking. To the rear the garden is again laid to low maintenance artificial grass, with attractive decked area for sitting out. There is a timber built building currently used as a home gym. External power points

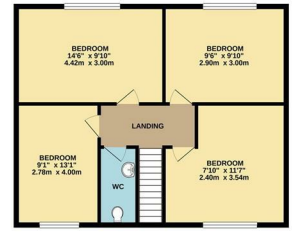
Gym

Fully insulated gym with power and light. Spotlights and fitted mirrors.

GROUND FLOOR

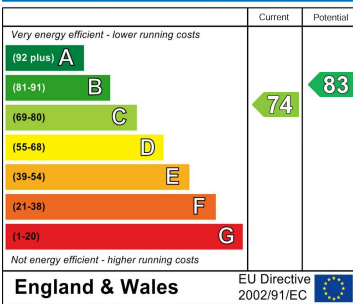


1ST FLOOR



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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

