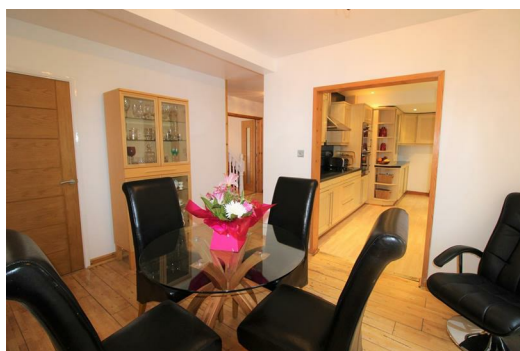




27 St. Lukes Drive, Formby, Merseyside L37 2LW

Guide Price £440,000

BERKELEY SHAW are delighted to offer for sale this spacious and well proportioned FOUR BEDROOM detached family home. Offering versatile living accommodation, four good sized bedrooms with master en suite, SOUTH FACING rear garden, two garages and a hard standing area that is behind double wooden gates which would be ideal for storage of a caravan or boat. This is a fantastic family home that could easily be extended or adapted to modern living (subject to any necessary P.P) An internal inspection is highly recommended.



Entrance Porch

Double glazed door into the entrance porch with tiled flooring. Door to entrance hallway.

Entrance Hallway

A spacious entrance hallway with wood flooring, stairs to the first floor and doors off to the lounge and WC. Open to the dining area. Radiator.

Lounge

18'9" x 10'10" (5.74 x 3.32)

With double glazed bay window to front. Wood flooring. Open fire with feature fireplace. Radiator.

Kitchen

Fitted with a range of wood effect base and wall units with complimenting work surfaces over with matching splash backs incorporating stainless steel sink unit. Built in double oven, hob and extractor. Space for freestanding white goods. Double glazed windows over looking the rear garden. Door gaining access to rear garden. Laminate flooring. Radiator. Door to garage and storage cupboard with power supply.

Dining Area

12'11" x 8'9" (3.94 x 2.69)

With double glazed patio doors to the rear. Wood flooring. Archway to the snug area. Under stairs storage cupboard.

Snug

10'10" x 8'2" (3.31 x 2.51)

Double glazed window to rear. Wood flooring. Radiator.

First Floor

With doors off to all bedrooms and family bathroom.

Bedroom One

16'9" x 10'9" (5.11 x 3.29)

With two double glazed windows to the front. Fitted with a comprehensive range of fitted wardrobes and bedroom furniture. Radiator. Door to en suite.

En Suite

6'5" x 5'6" (1.98 x 1.68)

Fitted with a suite comprising shower cubicle with electric shower, hand wash basin and WC. Double glazed obscured window to side. Heated towel rail.

Bedroom Two

13'7" x 8'2" (4.16 x 2.51)

With double glazed windows to front and side. Radiator. Built in wardrobe.

Bedroom Three

11'7" x 8'11" (3.55 x 2.74)

Double glazed window to rear. Radiator.

Bedroom Four

8'11" x 8'11" (2.73 x 2.72)

Double glazed window to rear. Radiator.

Bathroom

8'11" x 6'8" (2.72 x 2.05)

Fitted with a suite comprising Jacuzzi bath, hand wash basin built into vanity unit and WC. Double glazed obscured window to rear. Tiled walls and flooring.

Garage One

17'8" x 9'10" (5.41 x 3.02)

With up and over door. Worcester boiler. Single glazed window to side.

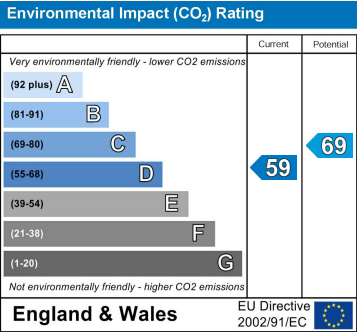
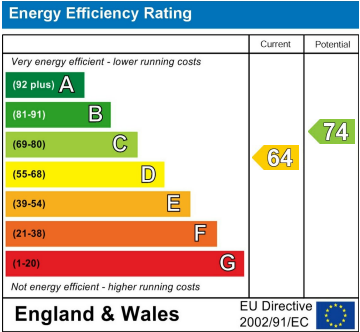
Garage Two

15'11" x 8'4" (4.87 x 2.56)

Up and over door.

Outside

The rear garden is SOUTH FACING and laid mainly to lawn with patio areas. There is a good sized hard standing to the side of the property that could be used for storing a caravan or boat, which is behind two wooden gates. There are two driveways providing ample off street parking.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and other data are given as approximate and are not intended to be used for any purpose other than a general guide. The actual measurements of the property may vary from those given. Berkeley Shaw Estate Agents Ltd. 0151 924 6000

