



12 Paradise Lane, Formby, Merseyside L37 7EJ

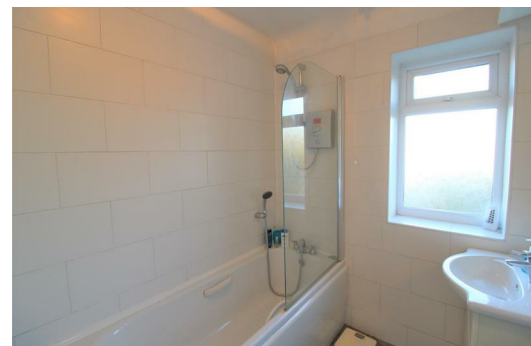
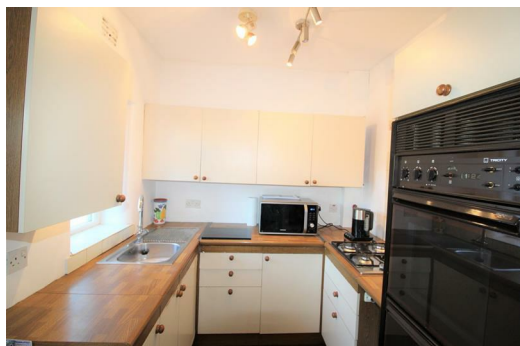
Auction Guide £200,000

FOR SALE BY ONLINE AUCTION. Starting Bid £200,000. Terms and Conditions apply.

Berkeley Shaw are delighted to bring to market this characterful two bedroom house which is situated in the popular Freshfield location within walking distance of shops, restaurants and transport links, as well as local schools.

The property briefly comprises of entrance porch, lounge, kitchen/dining room and utility room. To the first floor there are two bedrooms and a bathroom. The property benefits from gas central heating and double glazing, with off road parking, garage and gardens to the front and rear.

Viewing is highly recommended. Please call 0151 924 6000 to book a viewing.



Entrance Porch

UPVC double glazed window to side and door to front.

Front Lounge

16'6" x 12'3" (5.03 x 3.75)

UPVC double glazed square bay window to front, radiator, open fire and fireplace.

Kitchen / Dining Room

15'1" x 9'8" (4.62 x 2.97)

Range of wall, base and drawer units, cupboards, door to pantry. Door to Utility room.

Utility Room

12'2" x 5'5" (3.73 x 1.67)

UPVC double glazed window to rear, plumbed for washing machine. Door to rear garden. Door to:

Garage

17'3" x 6'3" (5.26 x 1.93)

Wooden double opening doors to front and inside the garage there is a door to under stairs storage.

Landing

Turned staircase to first floor.

Bedroom 1 Front

12'5" x 9'10" (3.8 x 3.0)

UPVC double glazed window to front

Bedroom 2 Rear

10'9" x 8'10" (3.3 x 2.7)

UPVC double glazed window to rear.

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Bath pedestal wash basin and WC. UPVC double glazed window to rear.

Front Driveway

Flagged driveway to front, well maintained front garden with lawned area and well stocked borders.

Rear Garden

Mature rear garden which is not directly overlooked, laid to lawn with borders and two patio areas.

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		
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