# **BerkeleyShaw**

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 10 Sandringham Road, Liverpool, Merseyside L37 6EQ Asking Price £295,000

A rare and brilliant opportunity to purchase a 3 BEDROOM semi detached TRUE BUNGALOW in the heart of Formby.

This well maintained and good sized property provides potential buyers with many, if not all, of the aspects required of a bungalow purchaser.

Internally the property is situated on a ground floor only and has an entrance hall, 3 Bedrooms, WC, Bathroom, Lounge, Kitchen and Summer Room/Conservatory.

The rear garden is substantially laid to lawn with a patio and allotment area. To the front there is off road parking (4+cars) on a driveway which leads to the garage.



# Hallway

20'0" x 5<sup>'</sup>6" (6.1 x 1.7)

Bright entrance hallway with radiator

#### Lounge

#### 16'8" x 12'9" (5.1 x 3.9)

UPVC double glazed window, radiator, gas fire in marble fire surround and hearth, access to conservatory

# **Kitchen**

UPVC double glazed windows, radiator, range of wall and base units ,granite worktops with stainless steel sink and mixer tap gas range with extractor fan above, space for Fridge freezer and dish washer , plumber for washwer/dryer,

# Conservatory

#### 15'1" x 10'2" (4.6 x 3.1)

Large conservatory leading onto rear garden

Bedroom 1

11'1" x 9'10" (3.4 x 3.0)

# Bedroom 2 Study

 $10^{\prime}5^{\prime\prime} \times 7^{\prime}6^{\prime\prime}$  (3.2  $\times$  2.3) UPVC double glazed window and radiator

# Master Bedroom

#### 12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed window, radiator and range of fitted wardrobes

#### WC

# 5'2" x 2'7" (1.6 x 0.8)

UPVC frosted double glazed window, low level WC part tiled walls and tiled floor

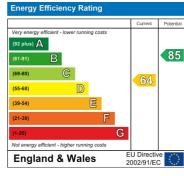
#### Bathroom

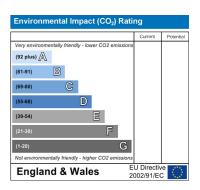
#### 5'6" x 5'2" (1.7 x 1.6)

UPVC frosted double glazed window, paneled jacuzzi bath with shower over, vanity wash hand basin with storage below, chrome ladder towel rail, fully tiled walls

# Outside

To the rear of the property is a generous private garden with patio area lawn and shrubs and trees. To the front of the property there is a driveway with parking for 4 or 5 vehicles leading to a single garage





GROUND FLOOR





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