

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



16 Formby Street, Liverpool, Merseyside L37 4AA

Asking Price £420,000

Five bedroom DETACHED and double fronted family home, situated in a popular road in Formby. The property is close to shops, bars and restaurants and a stones throw away from transport links, not to mention the great schools in close proximity and Formby beach.

The property briefly comprises of a vestibule, three reception rooms and a kitchen.

The first floor has FIVE bedrooms and a family bathroom,

The property is the only detached property on Formby Street and enjoys gardens to front, side and rear, has ample parking and a garage.

To View call 01519246000 TODAY







Porch

4'11" x 2'10" (1.5 x 0.88)

UPVC door to hallway

Hallway

17'0" x 5'10" (5.2 x 1.8)

With access to reception rooms, radiator

Dining Room

11'9" x 13'5" (3.6 x 4.1)

UPVC double glazed window to front, gas fire and radiator

Lounge

19'8" x 12'1" (6.0 x 3.7)

UPVC double glazed splay bay window to front, gas fire and radiator

Rear Lounge

13'1" x 12'1" (4.0 x 3.7)

UPVC double glazed window to rear, radiator

Kitchen

18'4" x 6'2" (5.6 x 1.9)

UPVC double glazed window x2 to rear, range of wall and base units, plumbed for washing machine and space for fridge freezer, access to rear garden

Garage

23'11" x 10'5" (7.3 x 3.2)

Landing

13'1" x 5'6" (4.0 x 1.7)

Split level landing

Bedroom 1

11'5" x 11'9" (3.5 x 3.6)

UPVC double glazed window, radiator

Bedroom 2

12'1" x 12'1" (3.7 x 3.7)

UPVC double glazed window, radiator

Master Bedroom

11'9" x 11'9" (3.6 x 3.6)

UPVC double glazed window, radiator

Box Bedroom 4

5'10" x 4'11" (1.8 x 1.5)

UPVC double glazed window, radiator

Bedroom 5

10'9" x 11'9" (3.3 x 3.6)

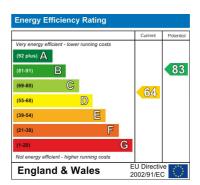
UPVC double glazed window, radiator

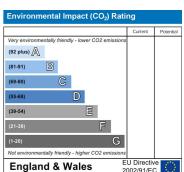
Family Shower Room

4'7" x 7'10" (1.4 x 2.4)

UPVC double glazed window, walk in shower cubicle, wash hand basin, WC and radiator

Outside





NATIONEN STANIALY ROOM

FAMILY ROOM

CONTIGE ONNIG ROOM

ROOGES



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other times are appreciated and no esponsibility is taken for any ensure comission or miss attement. This plan is for illustration purposes only and should be used as such by an appropriate purchaser. The services, systems and appliances shown have not been tested and no guarant





