



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

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		
		64
	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		83
	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is made to the opposite of the above. Plans are shown here as given.

