



5 Springfield Close, Liverpool, Merseyside L37 2LL

Asking Price £420,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale this 5 bedroomed, 3 bathroomed detached family home, situated within close proximity to local schools, Formby Nature Reserve and transport routes. The spacious versatile accommodation comprises: hall, L shaped lounge, dining room, play room, fitted kitchen, utility room, bathroom and wc to the ground floor and 5 bedrooms (master with en-suite) and family bathroom to the ground floor, Outside a garage and gardens to the front and rear.



Porch
27" x 5'10" (0.8 x 1.8)
UPVC door and laminate flooring

Lounge L shaped
10'5" x 17'0" 19'4" x 11'9" (3.2 x 5.2 5.9 x 3.6)
UPVC double glazed window to rear, patio doors leading onto rear garden, radiator

Dining Room
10'5" x 17'0" (3.2 x 5.2)
UPVC double glazed window to front, radiator and laminate flooring

Kitchen
15'8" x 8'2" (4.8 x 2.5)
UPVC double glazed window, sink with mixer tap, range of wall and base units incorporating a breakfast bar, double range cooker with gas hob and chimney style extractor fan above, space for Fridge Freezer, chrome ladder radiator, part tiled walls and tiled flooring

Inner Hallway
2'3" x 10'9" (0.7 x 3.3)
Laminate flooring, stairs to first floor.

Bathroom
4'3" x 7'2" (1.3 x 2.2)
White suite comprising: Panelled corner bath, pedestal wash hand basin, chrome ladder towel rail and laminate flooring

WC
5'2" x 2'10" (1.6 x 0.88)
Low level WC and wall mounted wash hand basin

Utility Room
14'1" x 8'2" (4.3 x 2.5)
Range of wall and base units with stainless steel single drainer sink, plumbed for washing machine, radiator and laminate flooring

Rear Hallway
7'2" x 4'7" (2.2 x 1.4)
With access to garden

Playroom
11'5" x 7'2" (3.5 x 2.2)
UPVC double glazed window to rear, radiator

First Floor
Landing
12'1" x 5'10" (3.7 x 1.8)

Master Bedroom
11'5" x 8'10" (3.5 x 2.7)
UPVC double glazed window to front, radiator and access to en suite

En suite
7'2" x 6'10" (2.2 x 2.1)
UPVC double glazed frosted window, paneled bath with mains shower over and glass shower screen, built in low low WC and wash hand basin additional storage, tiled walls and flooring

Bedroom 2
13'9" x 8'6" (4.2 x 2.6)
UPVC double glazed window to front, radiator and large storage cupboard

Bedroom 3
10'5" x 8'6" (3.2 x 2.6)
UPVC double glazed window, radiator and large storage cupboard

Bedroom 4
8'2" x 13'9" (2.5 x 4.2)
UPVC double glazed window, radiator

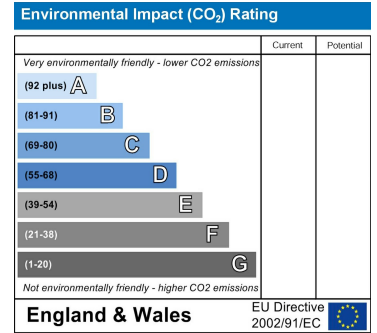
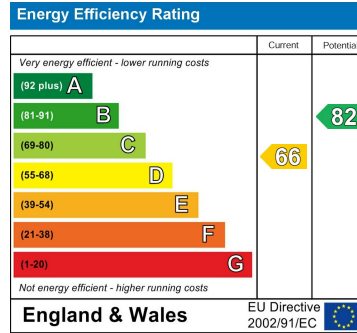
Bedroom 5
15'1" x 8'6" (4.6 x 2.6)
UPVC double glazed window, radiator

Family Bathroom
7'10" x 7'2" (2.4 x 2.2)
Paneled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, inset mirror, chrome ladder towel rail, tiled walls and flooring

Outside
Front Garden
To the front of the property there is a large block paved driveway with parking for several vehicles which leads to the garage.

Rear Garden
secluded and mainly laid to lawn, patio area.

Garage
16'0" x 8'10" (4.9 x 2.7)
Up and over door, stone floor, light and power



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given regarding their condition.

