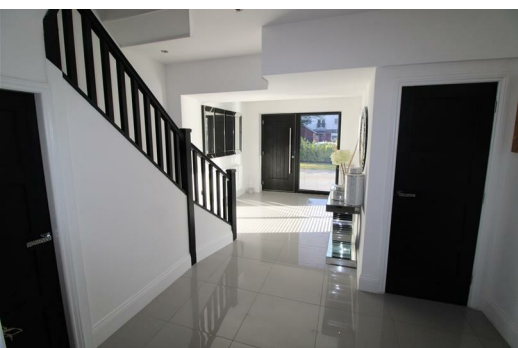




7 Freshfield Road, Formby, Merseyside L37 3JA

£750,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale this recently refurbished and extended four bedroomed three bathroomed detached family home situated within close proximity to Formby Village, local schools and transport routes. The accommodation comprises entrance hall, lounge, 34' fitted kitchen/dining/family room, utility room and wc to the ground floor. To the first floor: master suite with dressing room and en-suite, three further double bedrooms, one with en-suite and family bathroom. Outside drive with parking for numerous vehicles and a good sized west facing rear garden,



Ground Floor

Entrance Hall

20'0" x 12'11" (6.12 x 3.96)

UPVC double glazed windows and door, turned spindled stairs to first floor, understairs cupboard, cloaks cupboard, polished tiled flooring.

Lounge

22'3" x 9'5" (6.80 x 2.89)

Two UPVC double glazed windows, two radiators.

Kitchen/Dining/Family Room

35'3" x 16'2" (10.76 x 4.95)

West facing onto rear garden with two UPVC patio doors and windows, range of high and low level fitted units, granite work surface with inset stainless steel sink and mixer tap, two bosch built in ovens, integrated fridge/freezer, integrated dishwasher, central island with granite work surface, 4 ring Bosch induction hob with feature ceiling extractor fan, two wine fridges, integrated microwave, breakfast seating. Polished tiled flooring with under floor heating open plan for dining and family areas.

Utility Room

9'7" x 4'0" (2.94 x 1.24)

Plumbed for washing machine, space for tumble dryer, range of high level fitted units, door to: Wash basin in vanity unit, low level wc, heated chrome towel rail, polished tiled flooring.

First Floor

Landing

UPVC double glazed window, two lofts accessed via slingsby ladders.

Master suite

14'0" x 10'8" (4.29 x 3.27)

UPVC double glazed window, radiator, door to:

Walk in Wardrobe

10'8" x 7'3" (3.27 x 2.21)

Space for wardrobes and dressing table, door to:

En-suite

10'8" x 4'5" (3.27 x 1.35)

UPVC double glazed window, walk in double shower with rain head and hose shower attachments, double wash basin in vanity unit, low level wc, heated towel rail, tiled flooring and part tiled walls.

Bedroom Two

11'7" x 11'6" (3.55 x 3.53)

UPVC double glazed window, radiator.

En-suite to Bedroom Two

7'4" x 4'1" (2.26 x 1.27)

UPVC double glazed window, walk in shower cubicle with rain head shower, wall hung wash basin in vanity unit, low level wc.

Bedroom Three

12'11" x 11'7" (3.96 x 3.55)

UPVC double glazed window, radiator.

Bedroom Four

10'11" x 10'2" (3.35 x 3.12)

UPVC double glazed window, radiator.

Bathroom

13'5" x 6'0" (4.11 x 1.83)

UPVC double glazed window, white suite comprising: freestanding oval bath with mixer tap and shower hose, wall hung wash basin in vanity unit, low level wc, heated towel rail, tiled flooring, part tiled walls.

Outside

Front Garden

Block paved drive, laid to lawn with parking for numerous vehicles, wooden gate to rear.

Rear Garden

Good sized west facing, patio area, laid to lawn with borders.

