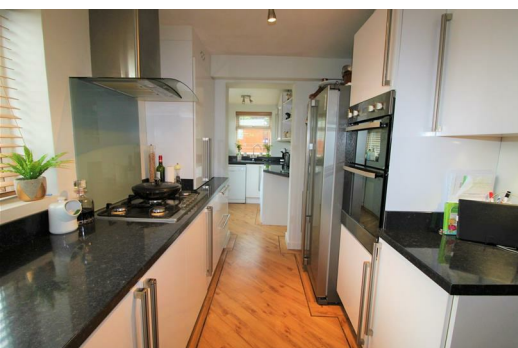




3 Buckfast Drive, Formby, Merseyside L37 4HD

£235,000

KAREN PARKS @ BERKELEY SHAW are delighted to bring to the market this well presented and spacious THREE BEDROOM family home, situated within this popular residential area in FORMBY. The accommodation offers a spacious lounge through dining room, sun room, modern kitchen with utility area, three bedrooms and a family bathroom. There is a spiral staircase that provides access to the loft storage room. An early viewing is highly recommended to avoid disappointment. The property has planning permission for a double storey extension which can be found on sefton planning portal DC/2021/01634



Porch

Double glazed door into the entrance porch. Door to the lounge.

Lounge Through Dining Room

16'7" x 13'3" + 11'10" x 8'11" (5.08 x 4.06 + 3.63 x 2.74)

A spacious lounge through dining room with double glazed window to front and stairs to the first floor. Features gas fire with attractive surround. Radiator. From the dining area there are doors off to the kitchen and sun room.

Sun Room

9'8" x 8'7" (2.96 x 2.64)

With doors off to the rear garden. Laminate flooring.

Kitchen

10'8" x 7'3" + 8'0" x 5'2" (3.27 x 2.21 + 2.45 x 1.6)

Fitted with a modern range of white gloss base and wall units with complimenting work surfaces over incorporating sing unit with mixer tap. Built in double oven, 5 ring gas hob and extractor hood. Space for freestanding fridge freezer, washing machine and tumble dryer. Cupboard housing Vokera boiler. Double glazed windows to rear overlooking the rear garden. Double glazed door giving access to the patio area of the rear garden.

First Floor

Doors off to bedrooms one, two and three and family bathroom. Spiral staircase giving access to the loft storage room.

Bedroom One

13'1" x 10'0" (4.01 x 3.05)

Double glazed window to front. Range of fitted wardrobes. Radiator.

Bedroom Two

10'7" x 9'11" (3.23 x 3.03)

Double glazed window to rear. Built in cupboard. Radiator.

Bedroom Three

10'4" x 6'5" (3.16 x 1.97)

Double glazed window to side. Built in wardrobe. Radiator.

Family Bathroom

6'3" x 5'4" (1.93 x 1.63)

Fitted with a three piece suite comprising panlled bath with shower over, hand wash basin built into vanity unit and WC. Heated towel rail. Double glazed obscured window to rear.

Outside

The garden is to the rear of the property and is mainly laid to lawn with decorative boarder and patio area.

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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

