



## 5 Firs Crescent, Liverpool, Merseyside L37 1PT

£665,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale this three double bed roomed family home with planning permission (DC,2021/01453) to extend and improve the current layout. The property is situated in one of Formby's most prestigious locations and within close proximity of The National Trust Red Squirrel Reserve, Formby Golf Club, local schools and transport routes. The current accommodation comprises: hall, lounge, fitted kitchen/dining room and WC to the ground floor. To the first floor three double bedrooms and family bathroom. Outside a double garage and good sized gardens to the front and rear, the rear garden being West facing,





Ground Floor

Hall

Stairs to first floor, built in cloaks cupboard, personal door to garage, oak flooring.

Lounge

15'3" x 13'5" (4.67 x 4.09)

UPVC double glazed window to rear garden, feature open fire with stone surround and slate hearth, oak flooring, radiator,

Kitchen/Dining Room

24'11" x 11'6" (7.62 x 3.53)

Two double glazed windows and door to side, range of high and low level fitted units, post formed work surfaces, built in oven and grill, 4 ring induction hob with extractor over, 1 1/2 bowl sink unit with drainer and mixer tap, integrated dishwasher, oak flooring, part tiled walls, radiator.

W c

UPVC double glazed window, low level wc, pedestal wash basin, part tiled walls.

First Floor

Landing

UPVC double glazed window to two sides, loft access.

Bedroom 1

14'9" x 10'11" (4.52 x 3.33)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

Bedroom 2

13'1" x 10'5" (3.99 x 3.18)

UPVC double glazed window, radiator.

Bedroom 3

11'10" x 10'11" (3.63 x 3.33)

UPVC double glazed window, radiator,

Bathroom

UPVC double glazed window, suite comprising panelled bath, walk in double shower, pedestal wash basin, low level wc, tiled walls, heated chrome towel rail.

Outside

Double Garage

Sliding double doors, personal door to house, door to rear garden, power and light laid on,

Front Garden

Paved drive with parking for several vehicles, laid to lawn, borders with mature trees, shrubs and bushes

Rear Garden

Good sized West facing, patio area, laid to lawn, borders with trees, shrubs and bushes.

