



96 Alt Road, Formby, Merseyside L37 8BN
Offers Over £219,000

KAREN PARKS @ Berkeley Shaw is pleased to offer for sale with NO CHAIN this three bedroomed semi-detached family home. The property is situated within close proximity to local schools, amenities and transport routes. The accommodation comprises: porch, open lounge/dining room and kitchen to the ground floor and three bedrooms and family bathroom to the first. Outside a drive with parking and gardens to the front and rear.



Ground Floor

Porch

UPVC double glazed door and side windows, store cupboard, wood effect flooring, door to:

Lounge

16'7" x 12'11" (5.06 x 3.95)

UPVC double glazed window to front and side, feature living flame gas fire, stairs to first floor, under stairs storage, wood effect flooring, radiator.

Dining Room

13'7" x 8'9" (4.15 x 2.68)

Double Glazed patio door to rear garden, wood effect cover, radiator with cover.

Kitchen

10'0" x 7'6" (3.05 x 2.29)

Glazed door to rear garden, two windows, range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with drainer board and mixer taps, plumbed for washing machine, space for oven, tumble dryer and fridge/freezer, part tiled walls.

First Floor

Landing

UPVC double glazed window, loft access.

Bedroom 1

12'11" x 9'10" (3.94 x 3.00)

UPVC double glazed window, radiator,

Bedroom 2

10'9" x 9'9" (3.29 x 2.99)

UPVC double glazed window, radiator,

Bedroom 3

9'8" x 6'5" (2.96 x 1.98)

UPVC double glazed window, built in wardrobe, radiator,

Bathroom

UPVC double glazed window, white suite comprising: 'P' shaped bath with shower over and mixer taps, wash basin in vanity unit, low level wc, heated chrome towel rail.

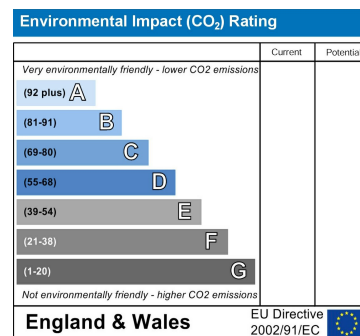
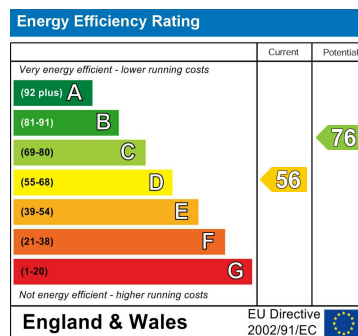
Outside

Front Garden

Drive with parking for several cars, laid to lawn, gate to rear garden,

Rear Garden

patio area, laid to lawn, borders with shrubs and bushes,



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