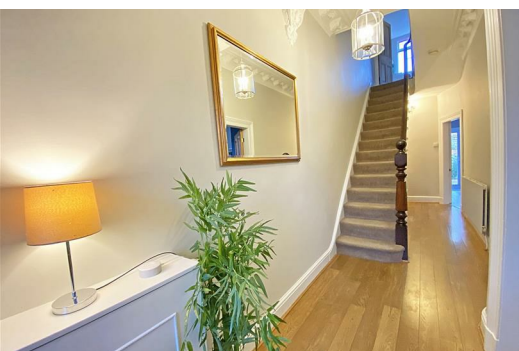




14 Elson Road, Formby, Liverpool L37 2EG

Offers In Excess Of £525,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale this well presented mature 5 bedroomed, 2 bathroomed semi-detached family home. The property is situated within close proximity to local schools, transport routes and Formby pinewoods and beach. The accommodation comprises: enclosed porch, hall, lounge, family room, kitchen/dining room and wc to the ground floor. To the first floor three bedrooms and family bathroom with a further two bedrooms and shower room to the second, Outside drive with parking for numerous vehicles, a double garage and gardens to the front and rear.



Ground Floor

Enclosed Porch

Wooden glazed storm doors, tiled floor, wooden leaded door to:

Hall

Spindled stairs to first floor, understairs cupboard, open understairs storage, meter cupboard, ornate ceiling corning, radiator.

Lounge

15'1" x 12'3" (4.6 x 3.75)

UPVC double glazed bay window to front, feature fire surround, horseshoe cast iron inset with coal effect living flame gas fire, ornate ceiling corning, ceiling rose, radiator,

Family Room

14'2" x 12'8" (4.34 x 3.87)

UPVC double glazed bay window to side, ceiling corning, radiator,

Fitted Kitchen/Dining Room

17'1" x 11'11" (5.21 x 3.64)

UPVC double glazed French door and window to rear garden, range of high and low level fitted hand painted units, granite work surfaces, 1 1/2 bowl ceramic sink with drainer board and mixer tap, built in Neff double oven, 4 ring Neff induction hob with extractor over, integrated dishwasher, space for American style fridge freezer within pantry cupboards, breakfast bar with wooden top and pan drawers and cupboards, part tiled walls, wood effect flooring, coloured lighting, feature radiator.

WC

UPVC double glazed window, wall hung wash basin, low level wc, tiled, radiator.

First Floor

Landing

Spindled balustrade, radiator,

Master Bedroom

17'4" x 12'2" (5.30 x 3.71)

Two UPVC double glazed windows, ceiling corning, radiator.

Bedroom 2

12'9" x 11'1" (3.9 x 3.39)

UPVC double glazed window, built in wardrobe to one wall, ceiling corning, radiator.

Bedroom 3

8'3" x 6'11" (2.53 x 2.12)

UPVC double glazed window, radiator.

Bathroom

11'10" x 9'2" (3.63 x 2.80)

UPVC double glazed window, white suite comprising: corner bath with mixer tap, walk in shower cubicle with rain head shower, pedestal wash basin, low level wc, built in airing cupboard, heated chrome towel rail, tiled walls, tiled flooring.

Second Floor

Landing

Under eaves storage, radiator.

Bedroom 4

17'1" x 11'10" (5.23 x 3.63)

UPVC double glazed window and velux with views towards liverpool, wood effect flooring, radiator.

Bedroom 5

12'8" x 11'1" (3.88 x 3.38)

UPVC double glazed window, radiator.

Shower Room

9'1" x 6'5" (2.78 x 1.96)

Velux window, white suite comprising: walk in shower cubicle, pedestal wash basin, low level wc, tiled walls, tiled floor, heated chrome towel rail.

Outside

Garage

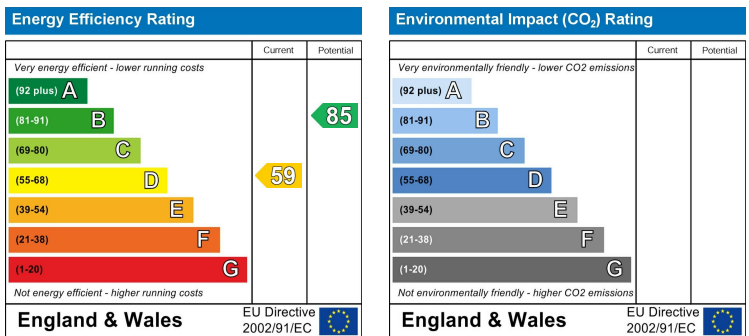
Double garage with up and over door, lighting and electricity laid on,

Front Garden

Drive with parking for numerous vehicles, paved for parking, laid to lawn, borders, gate to rear garden.

Rear Garden

Patio area, laid to lawn, borders with a range of mature trees, shrubs and bushes



GROUND FLOOR FIRST FLOOR SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, fixtures and fittings are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used by any prospective purchaser. The services, systems and equipment shown hereon are not intended and no guarantee, as to their quantity or efficiency can be given. Plans will be shown 0002.

