



32a Victoria Road, Liverpool, Merseyside L37 7DD

Offers In The Region Of £795,000

Karen Parks @Berkeley Shaw is delighted to bring to the market with NO CHAIN this property and the opportunities it holds. Located on one of Formby's exclusive addresses and at the end of a long drive and totally secluded this property offers the new purchaser no end of choices on how to add to this property even more by extending the property (Subject to local planning permission). The accommodation comprises: hall, Lounge, dining room, office, snug/bedroom 4, conservatory, kitchen, utility room, master bedroom with en-suite bathroom, cloaks with wc to the ground floor and two further bedrooms and family bathroom to the first. Outside a long drive with parking for several cars, double garage and a good sized secluded rear garden.



Ground Floor

Hall

12'4" x 9'1" (3.78 x 2.77)

Spindled staircase with galleried landing, wood effect flooring, radiator.

Lounge

24'7" x 19'4" (7.5 x 5.9)

The lounge offers a light space due to the dual aspect that you can enjoy. Through the patio doors you can overlook the lovely mature gardens to the rear and the conservatory, complimented with a living flame gas fire in a stone fire surround and hearth, two radiators.

Dining Room

12'7" x 9'8" (3.84 x 2.97)

With three windows and radiator and glazed doors to the lounge.

Conservatory

12'5" x 10'4" (3.81 x 3.15)

Overlooking the rear garden with French doors, obscure ceiling and radiator.

Snug

11'8" x 8'6" (3.56 x 2.6)

Radiator.

Fitted Kitchen

18'5" x 9'0" (5.62 x 2.76)

Fitted with a comprehensive range of high and low level units with glass cabinets, 2 1/2 bowl stainless steel sink unit with mixer tap, built in double 'Bosch' oven, 4 ring hob with extractor over, plumbed for dishwasher, tiled floor

Utility Room

9'0" x 5'7" (2.76 x 1.72)

Door to rear, plumbed for washing machine, worcester boiler, tiled flooring.

Master Bedroom

14'2" x 11'8" (4.33 x 3.57)

Windows to front, range of fitted wardrobes, dressing table and chest of drawers, radiator.

En-Suite

8'3" x 6'6" (2.53 x 2)

Modern white suite comprising: panelled bath with mixer tap, walk in shower cubicle, wash basin and low level wc in vanity unit, tiled walls and floor, heated chrome towel rail.

Office/Bedroom 4

14'2" x 7'1" (4.33 x 2.16)

Window, radiator.

Cloaks/WC

11'6" x 6'0" (3.53 x 1.83)

pedestal wash basin, low level wc, tiled walls and floor, radiator.

Fist Floor

landing

Airing Cupboard with shelving and radiator.

Two deep storage cupboards 3.5 x 2.4 (11'5 x 7'10) & 1.97 x 1.08 (6'5 x 3'6)

Bedroom 2

15'1" x 8'5" (4.61 x 2.57)

Built in wardrobes and chest of drawers, radiator.

Bedroom 3

15'1" x 8'9" (4.60 x 2.67)

Built in wardrobes, radiator.

Bathroom

11'8" x 6'9" (3.57 x 2.07)

White suite comprising: panelled bath with shower over, pedestal wash basin, low level wc, dressing table, tiled walls, radiator.

Outside

Double Garage

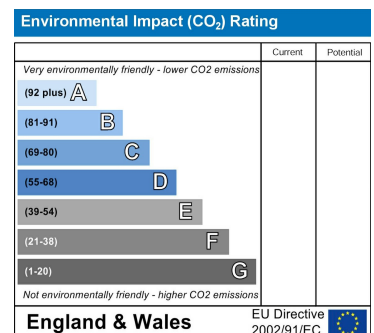
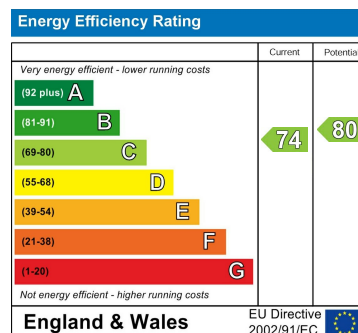
Brick built with two up and over doors.

Front Garden

long drive. parking for several cars, borders with shrubs and bushes.

Rear Garden

Secluded and mature, laid to lawn, indian stone patio, mature borders with an abundance of trees, shrubs and bushes.



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