



## 29 Westview Close, Liverpool, Merseyside L37 2FG

### Offers Over £300,000

Looking for a turn key home in Formby?

Berkeley Shaw Real Estate is pleased to offer for sale this three bedroomed, two bath semi-detached family home built by Redrow in 2018 on the popular Sanderling Park.

Formby is one of the most sought after areas in the region boasting a fantastic array of amenities including excellent schools making this a perfect buy for families, Formby Village boasts a wide variety of restaurants, bars, & cafes. The area also offers a strong transport infrastructure.

The accommodation comprises: lounge, fitted kitchen/dining room, utility area and wc to the ground floor and three bedrooms (master with en-suite) and family bathroom to the first. Outside drive with parking and a south facing rear garden.

Viewing is strongly encouraged to appreciate this fantastic home!



## Ground Floor

### Hall

Panelled walls, understairs cupboard, Karndean Flooring, radiator.

### Lounge

15'9" x 10'9" (4.81 x 3.30)

UPVC double glazed window, panelled wall, radiator.

### Kitchen/Dining Room

18'0" x 11'3" (5.5 x 3.44)

UPVC double glazed French doors to rear garden, UPVC double glazed window, range of modern high and low level fitted units, 1 1/2 bowl stainless steel sink unit with drainer board and mixer tap, built in oven and grill, integrated: fridge/freezer, dishwasher & washing machine, 4 ring gas hob with extractor over, south facing garden accessed via French doors from dining area, Karndean flooring, radiator,

### Utility Room

Plumbed for washing machine and tumble dryer.

### WC

UPVC double glazed window, wash hand basin, low level wc, Karndean flooring.

## First Floor

### Landing

spindled balustade, airing cupboard housing Valliant boiler, radiator,

### Master Bedroom

11'3" x 11'2" (3.43 x 3.41)

UPVC double glazed window, open wardrobe with hanging rails, radiator.

### En-Suite

Walk in shower, wash basin, low level wc, tiled walls, heated chrome towel rail.

### Bedroom 2

11'8" x 9'1" (3.58 x 2.78.)

UPVC double glazed window, open wardrobe with hanging rails, radiator.

### Bedroom 3

8'7" x 8'5" (2.63 x 2.57)

UPVC double glazed window, radiator.

### Bathroom

6'7" x 5'6" (2.01 x 1.70)

UPVC double glazed window, white suite comprising: panelled bath with mixer tap and shower over, wash basin, low level wc, part tiled walls, heated chrome towel rail.

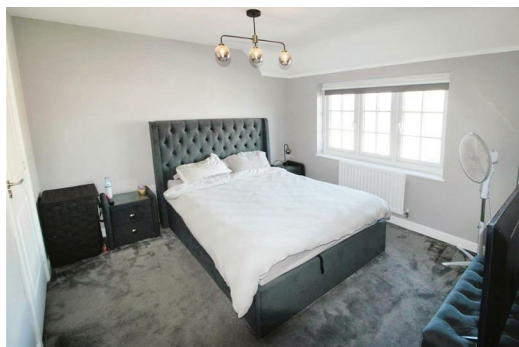
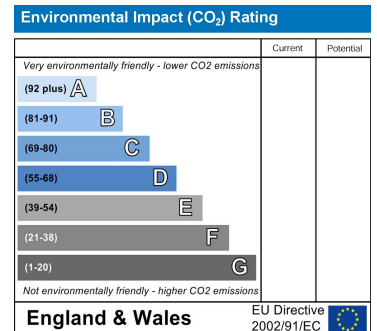
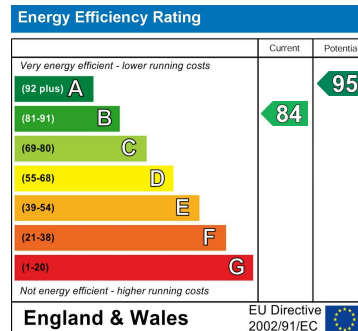
## Outside

### Front Garden

Drive with parking for 2 cars, laid to lawn, side access to rear garden.

### Rear Garden

South facing, patio area, laid to lawn.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

