



## 23 Barkfield Lane, Formby, Merseyside L37 1LY

Asking Price £450,000

BERKELEY SHAW PRESTIGE are please to market this spacious and detached four bedroom home situated on the popular Barkfield Lane. The property is well proportioned and offers a welcoming entrance hall, sociable kitchen breakfast room, formal dining room and light and airy lounge to the ground floor, whilst on the first floor there are four bedrooms and family bathroom. The gardens are well maintained and mainly laid to lawn with attractive patio areas with feature garden pond.





## Entrance Hallway

A spacious entrance hallway with doors off to all ground floor rooms and stairs rising to the first floor.

## Lounge

22'11" x 11'5" (7 x 3.5)

A bright and airy lounge with double glazed window to the front and double glazed patio doors opening on the the patio area of the rear garden.

## Kitchen Breakfast Room

21'4" x 7'10" (6.52 x 2.4)

A sociable kitchen breakfast room fitted with a range of white gloss base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor. Space for freestanding appliances. Double glazed patio doors opening on to the rear patio area of the garden. There is a utility area of the kitchen with further units and work surface.

## Dining Room

17'8" x 14'9" (5.4 x 4.5)

A formal dining room with double glazed patio doors to the rear patio.

## Shower Room

A ground floor shower room with cubicle, hand wash basin and WC.

## First Floor

A light and airy landing with double glazed windows over looking the rear garden and doors off to all bedrooms and family bathroom.

## Bedroom One

14'9" x 11'5" (4.5 x 3.5)

Double glazed window to front.

## Bedroom Two

11'11" x 11'5" (3.64 x 3.5)

Double glazed window to front. Small ensuite shower room.

## Bedroom Three

12'5" x 11'9" (3.8 x 3.6)

Double glazed window to front.

## Bedroom Four

9'2" x 7'10" (2.81 x 2.4)

Double glazed window to front.

## Bathroom

Fitted with a suite comprising corner bath, shower cubicle, hand wash basin and WC. Two double glazed windows to rear.

## Garage

Single garage with power and light.

## Garden

A lovely well maintained garden that is mainly laid to lawn with mature shrubs and borders with attractive patio areas. There is an ornamental feature garden pond.

