



3 Deansgate Lane North, Formby, Merseyside L37 7EP

£255,000

BERKELEY SHAW are delighted to market this three bedroom cottage style bungalow situated in this popular residential area. The property is well proportioned and offers spacious living accommodation. There is a lovely entrance hall with doors off to all ground floor rooms that include a cosy lounge with patio doors that open on the the rear garden, a sociable kitchen breakfast room, and two double bedrooms. On the first floor there is a further double bedroom and family bathroom. Externally the garden is mainly to the rear and is laid to lawn with attractive patio areas.



Entrance Hallway

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

Kitchen Breakfast Room

20'1" x 10'11" (6.12m x 3.33m)

A sociable kitchen diner fitted with a range of white gloss base and wall units with complimenting wood effect roll top work surfaces over incorporating stainless steel sink one and a quarter bowl sink unit. Space and plumbing for washing machine and dishwasher and under counter fridge. Cupboard housing Main Combi Eco boiler. Double glazed window overlooking the rear garden. Door giving access to the side.

Lounge

20'1" x 11'2" (6.12m x 3.40m)

With lovely double glazed patio doors opening on to the patio area of the rear garden. Double glazed window to side. Feature gas fire.

Bedroom One

13'6" x 9'4" (4.14 x 2.85)

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Two

10'2" x 7'10" (3.10 x 2.41)

Double glazed window to front. Radiator

First Floor Landing

Two storage cupboards. Door to bathroom and bedroom three.

Bedroom Three

11'9" x 7'10" (3.59 x 2.39)

Double glazed window to front. Two eaves storage cupboards. Radiator.

Bathroom

7'1" x 7'0" (2.16 x 2.14)

Fitted with a white suite comprising paneled bath with electric shower over, hand wash basin and WC, Velux window.

Rear Garden

The main garden is to the rear of the property is mainly laid

to lawn with attractive patio areas for sitting out. There is driveway parking for cars.

