



7 Mill Weir Gardens, Sefton Village, Merseyside L29 7WH

Guide Price £265,000

BERKELEY SHAW are excited to bring to the market this FOUR BEDROOM family home, situated within this popular residential cul- de-sac. The property boasts spacious accommodation with a stunning kitchen dining room that opens in to a large conservatory that gives access to the rear lawned garden, a cosy lounge, downstairs WC and integral garage. There are four bedrooms, with a master en suite and family bathroom to the first floor. An internal viewing of this home is highly recommended.



Entrance Hallway

Double glazed door into the entrance hall. Stairs tot he first floor. Door to lounge.

Lounge

16'1" x 11'7" (4.92 x 3.55)

Double glazed window to front. Door to kitchen. Radiator.

Kitchen

19'7" x 11'10" (5.98 x 3.61)

Fitted with a range of white gloss base and wall units with complimenting marble work surfaces over incorporating stainless steel Belfast sink unit. Smeg range style cooker. Built in fridge freezer and wine cooler. Double glazed window to rear. Dorr to conservatory. Door to garage/storage area.

WC

WC and hand wash basin.

Conservatory

19'0" x 14'3" (5.80 x 4.36)

Double glazed windows to three sides. Double doors opening on to the patio area of the rear garden.

Garage

Currently split in to two areas for storage.

First Floor

Doors off to bedrooms and family bathroom.

Bedroom One

16'4" x 8'5" (4.98 x 2.58)

Three double glazed windows to front. Radiator. Built in cupboard.

En Suite Shower Room

Shower cubicle, WC and hand wash basin,

Bedroom Two

9'9" x 9'5" (2.98 x 2.89)

Double glazed window to rear. Radiator.

Bedroom Three

15'10" x 9'8" (4.83 x 2.97)

Double glazed window to front and rear. Radiator.

Bedroom Four

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

Bathroom

8'0" x 6'0" (2.45 x 1.83)

Suite comprising paneled bath with shower over, hand wash basin and WC.

Garden

A good sized lounge which is mainly laid to lawn with attractive patio area. Fenced and enclosed.

