



15 Spruce Way, Formby, Merseyside L37 2YF

Guide Price £399,000

***** NEW PRICE ***** BERKELEY SHAW are delighted to bring to the market this spacious detached FOUR BEDROOM family home, situated within this ever popular residential area close to the National Trust Pinewoods. The property offers light and airy well proportioned accommodation with three reception rooms, four double bedrooms and a beautifully maintained rear garden. An early viewing of this home is highly recommended to avoid disappointment.



Entrance Porch

Double glazed door into the the entrance porch. Tiled flooring. Door to entrance hallway.

Entrance Hallway

A spacious entrance hallway with doors off to lounge, kitchen and office. Stairs to the first floor. Under stairs cupboard.

Lounge

26'9" x 11'11" (8.16 x 3.64)

Double glazed window to front. Open fire with feature fireplace. Open to the conservatory. Door to kitchen. Radiator.

Conservatory

20'11" x 13'3" maximum narrowing to 9'10" (6.38 x 4.05 maximum narrowing to 3.00)

A stunning dining conservatory with windows overlooking the well maintained rear garden. Laminate flooring. Two radiators.

Family Room

15'1" x 8'1" (4.60 x 2.48)

Double glazed window to front. Two Velux windows. Radiator.

Kitchen

18'0" x 9'1" (5.49 x 2.79)

Fitted with a stunning range of solid oak base and wall units with complimenting solid granite work surfaces over, incorporating stainless steel sink unit. Built in double oven, induction hob, microwave, dish washer and fridge freezer. Double glazed window to rear over looking the garden. Door to utility room.

Utility Room

Fitted with solid wood units with work surfaces over incorporating stainless steel sink unit. Valiant boiler. Two double glazed windows to rear. Door gaining access to rear garden.

WC

WC and hand wash basin.

Office

8'11" x 8'3" (2.74 x 2.53)

Double glazed window to front. Radiator.

First Floor

A light and airy spacious landing with doors off to all bedrooms and family bathroom. Double glazed window to front.

Bedroom One

14'0" x 11'11" (4.29 x 3.65)

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

Bedroom Two

12'7" x 12'0" (3.85 x 3.66)

Double glazed window to rear. Shower cubicle. Radiator.

Bedroom Three

12'5" x 8'4" (3.80 x 2.55)

Double glazed window to front and side. Radiator.

Bedroom Four

9'11" x 9'4" (3.04 x 2.85)

Double glazed window to rear. Airing cupboard.

Family Bathroom

7'8" x 6'3" (2.35 x 1.91)

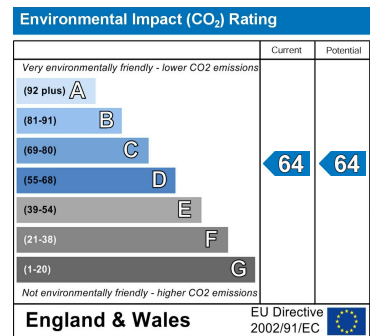
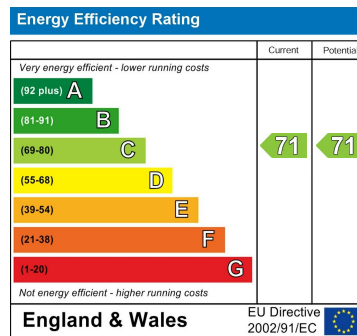
Fitted with a suite comprising panelled bath with Triton shower over, hand wash basin into vanity unit and wc. Heated towel rail. Double glazed obscured window to rear.

Garage

With up and over door. Door gaining access to rear garden.

Garden

An exceptionally well maintained rear garden that is mainly laid to lawn with attractive patio and rockery areas. Side access gate.



We warrant every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of each section, corner and any other detail are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings are not intended to be guaranteed.

