



26 Stapleton Road
Formby, Merseyside L37 2YN
£450,000

BerkeleyShaw

Entrance Hallway

A spacious entrance hall offering plenty of storage. Karndene flooring. Stairs to the first floor. Doors off to the lounge, kitchen, WC and utility area.

Lounge

18'4" x 12'0" (5.60 x 3.66)

A light and airy lounge offering a double aspect with double glazed windows to the front and rear. Feature electric fire with surround.

Kitchen Dining Room

11'0" x 10'8" + 11'10" x 10'7" (3.36 x 3.27 + 3.62 x 3.23)

An open plan kitchen dining room fitted with a lovely range of wood effect base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Freestanding Range style cooker. Built in dish washer and under counter fridge and freezer. Karndene tiled flooring to the kitchen. Wood flooring to the dining area. Double glazed window to rear, over looking the rear garden and doors opening to the conservatory. Door to side porch.

Conservatory

14'2" x 9'10" (4.33 x 3.00)

With double glazed windows to three sides and door opening on to the rear garden. Wooden flooring. Radiator.

WC

With WC and hand wash basin. Double glazed window to side.

Garage and Utility Room

15'5" x 13'4" (4.71 x 4.08)

Double garage with utility room to the rear. Up and over door. Tiled floor and Vaillant boiler in the utility room.

First Floor

A spacious landing with doors off to all bedrooms and family bathroom.

Bedroom One

14'5" x 11'11" (4.40 x 3.65)

Double glazed window to rear. Built in wardrobes. Radiator. Door to en suite shower room.

Shower Room

En suite fitted with a walk in shower, hand wash basin and WC. Double glazed obscured window to front. Heated towel rail. Tiled floor.

Bedroom Two

11'11" x 10'9" (3.64 x 3.29)

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

Bedroom Three

11'1" x 10'9" (3.4 x 3.29)

Double glazed window to rear. Radiator.

Bedroom Four

7'11" x 7'1" (2.42 x 2.16)

Double glazed window to front. Wood flooring. Radiator.

Family Bathroom

10'8" x 7'8" (3.26 x 2.36)

Fitted with a modern suite comprising bath, shower cubicle, hand wash basin and WC. Double glazed obscured window to front.

Garden

The garden is to the rear and side of the property and is laid to lawn with lovely patio areas for sitting out. Two garden sheds for storage.

Parking

There is ample driveway parking to the front of the property for several cars.



Measurements are approximate
Plan produced using PlanIt3d

