



10 Squirrel Green, Formby, Merseyside L37 1NZ

£725,000

BERKELEY SHAW PRESTIGE are delighted to bring to the market this exceptionally well presented four bedroom detached residence, offering spacious and well proportioned accommodation. The property is situated in a highly desirable location within walking distance of Formby Red Squirrel Reserve and Formby Golf club. The accommodation comprises: Entrance porch, spacious entrance hall, lounge, conservatory, sitting room, morning room, kitchen, dining room, utility room, family room, office, ground floor WC. On the first floor there are four bedrooms with a master en-suite bathroom and dressing room. Externally the beautiful front and rear professionally landscaped gardens and the first floor 48' roof terrace are outstanding features of this property. A viewing of this home is highly recommended.



Entrance Porch

UPVC double glazed door and windows to side, wood effect flooring.

Entrance Hallway

12'9" x 9'3" (3.91 x 2.82)

Spindle stairs to first floor, radiator, understairs cupboard.

Lounge

21'7" x 18'0" (6.58 x 5.49)

Feature living flame gas fire with marble hearth. UPVC double glazed french doors into conservatory. Radiator. Three UPVC double glazed windows. Double doors to dining room.

Conservatory

12'7" x 10'11" (3.86 x 3.33)

UPVC double glazed French doors to rear garden. Tiled floor.

Sitting Room

16'2" x 11'2" (4.93m x 3.40m)

UPVC double glazed bay window, radiator, feature fireplace with electric fire.

Kitchen

21'5" x 10'1" (6.53m x 3.07m)

Range of fitted units and work surfaces with glass cupboards, space for range oven with extractor fan over. Integrated fridge freezer and dishwasher. Part tiled walls, tiled floor, radiator. Two large storage cupboards.

Morning Room

10'8" x 9'11" (3.25m x 3.02m)

Four UPVC double glazed windows, radiator, open into kitchen.

Utility Room

8'10" x 8'7" (2.69m x 2.62m)

UPVC double glazed door & window, range of fitted wall and base units, stainless steel sink & drainer unit with mixer tap, part tiled walls. Plumbed for washing machine, space for tumble dryer, radiator.

Dining Room

12'9" x 8'10" (3.89m x 2.69m)

UPVC double glazed French doors to rear garden, windows to side, radiator. Double doors into lounge.

Family Room

14'1" x 12'0" (4.29m x 3.66m)

Two UPVC double glazed windows, two radiators.

Office

8'10" x 6'6" (2.69m x 1.98m)

UPVC double glazed window, radiator.

WC

UPVC double glazed window, pedestal wash basin, low level wc, part tiled walls.

First Floor

Landing

13'10" x 8'5" (4.24 x 2.57)

UPVC double glazed French doors to terrace, storage cupboard, airing cupboard, radiator, UPVC double glazed window.

Master Bedroom

15'7" x 14'0" (4.75 x 4.27)

UPVC double glazed French doors to terrace, radiator.

Dressing Room

7'6" x 7'2" (2.29m x 2.18m)

UPVC double glazed window, shelves & hanging rails, radiator.

En-Suite Bathroom

7'8" x 7'1" (2.36 x 2.16)

Kardean flooring, UPVC double glazed window, white bathroom suite having corner spa bath, wash basin, wc, tiled walls, radiator.

Bedroom Two

11'4" x 10'9" (3.45m x 3.28m)

UPVC double glazed window, built-in wardrobe, radiator.

Bedroom Three

10'9" x 10'1" (3.28m x 3.07m)

UPVC double glazed window, built-in wardrobe, radiator.

Bedroom Four

11'4" x 8'7" (3.45m x 2.62m)

UPVC double glazed window, built-in wardrobe, radiator.

Family Bathroom

7'1" x 6'11" (2.16 x 2.11)

UPVC double glazed window, white suite: panelled bath with shower attachment, pedestal wash basin, wc, heated chrome towel rail, tiled walls and kardean flooring.

Family Shower Room

7'1" x 7'0" (2.16m x 2.13m)

UPVC double glazed window, white suite: walk in corner shower cubicle with double headed shower, wash basin, wc, heated chrome towel rail, tiled walls and Kardean flooring.

Outside

First Floor Terrace

48'11" (14.91m)

Running along the length of the rear elevation to first floor and paved in Lakeland Stone, access through master bedroom and landing overlooking the beautifully landscaped and secluded rear garden.

Front Garden

Lawn with professionally landscaped borders and seating area.

Rear Garden

Professionally landscaped with lawns, terraces, rockeries, waterfall feature, Lakeland Stone borders and mature trees.

Garage

16'0" x 12'11" (4.90 x 3.94)

Double garage having radio controlled up and over doors, power and light with access to family room through door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		61	72

