



48 Raven Meols Lane, Formby, L37 4DG

Asking Price £315,000

Would you like a CHAIN FREE 3 BED SEMI DETACHED home in the heart of FORMBY VILLAGE?

A South Facing Garden? Entertainment space inside and out? Driveway for 3 cars?

This ideal family home is set within a stone's throw of Formby Village, Formby Train Station and a short walk to the famous Pine Woods.

The immaculate property consists of Entrance Hall, Lounge, Open Plan Dining Room, WC, Utility Room, and Kitchen to the ground floor.

To the first floor, there is a family bathroom and 3 Bedrooms.

Externally, there is off road parking for 3 cars and to the rear is an exceptional South Facing Garden with Patio and Entertainment area.

There will be 2 viewing days. Please register for the first one on SAT 8th AUGUST by calling 01704 651000.



External Front

Gravelled Driveway for 3 cars

Entrance Hall

15'1" x 6'6" (4.6 x 2)

Parquet Floor, Radiator, UPVC Window,

Lounge

13'9" x 12'1" (4.2 x 3.7)

Parquet Floor, Timber framed double glazed window, Wrought Iron Fire Place with Tiled Surround, Double Radiator

WC

6'2" x 4'7" (1.9 x 1.4)

Low Level WC, Cabinet Wash Basin, Fully Tiled, UPVC Double Glazed Window, Storage Cupboard under stairs,

Utility Room

9'6" x 7'2" (2.9 x 2.2)

Tiled Floor, Storage for Combi Boiler, plumbing for washer/dryer, UPVC Double Glazed Window.

Open Plan Dining Room

25'11" x 11'1" (7.9 x 3.4)

Parquet Floor, Wood Burner, Tiled Hearth, Timber Fire Surround, 2 x Velux Windows, UPVC Patio Doors, Double Radiator,

Kitchen

20'4" x 7'10" (6.2 x 2.4)

Assortment of Wall and Base Units, Space for Gas Range cooker with Oven, Grill and hot plate, space for American Fridge Freezer, Sink with mixer tap, space for Dishwasher,,

Bathroom

6'10" x 6'10" (2.1 x 2.1)

Fully tiled, shower over bath, low level WC, Pedestal Wash Basin, extractor fan, timber framed window, ladder towel rail.

Bedroom 1 (front)

13'9" x 12'1" (4.2 x 3.7)

Timber framed bay double glazed window, double radiator

Bedroom 2 (rear)

12'9" x 11'1" (3.9 x 3.4)

UPVC Double Glazed Window, Double Radiator,

Bedroom 3

9'6" x 7'10" (2.9 x 2.4)

UPVC Double Glazed Window, Double Radiator,

External Rear

Indian stone patio and entertainment area, laid to lawn, with shrubs, plants.

