



### 3 The Hamptons, Liverpool, Merseyside L37 3JQ

£400,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale this 3/4 bed roomed modern, spacious semi detached family home situated within close proximity to local schools, Formby Village and amenities. The accommodation comprises: open plan lounge/dining/kitchen, office and wc to the ground floor, to the first floor master bedroom with dressing room and en-suite bathroom with balcony, a lounge/bedroom 4 with balcony and a further 2 bedrooms (one with en-suite) and bathroom to the second floor. Outside drive with parking, a garage and gardens to the front and rear.



**Ground Floor**

**Hall**  
UPVC double glazed door , stairs to first floor, understairs cupboard, cloaks cupboard, radiator, polished tiled flooring.

**Office**  
5'4" x 5'2" (1.65 x 1.58)  
2 UPVC double glazed windows, tiled flooring, radiator.

**Wc**  
UPVC double glazed window, wash basin, low level wc, part tiled walls, polished tiled flooring, radiator.

**Lounge/Kitchen/Dining Room**  
22'4" x 18'3" (6.82 x 5.58)  
UPVC double glazed sliding doors and side windows to rear garden, range of high and low level fitted units, granite worksurfaces, inset stainless steel sink unit with mixer tap, built in double oven, built in microwave, integrated tall fridge, integrated dishwasher, central island with pan drawers, integrated wine fridge, granite worksurface, dining and lounge area, range of fitted wall units, two feature radiators, polished tiled flooring.

**First Floor**  
**landing**  
spindled staircase.

**Lounge/Bedroom 4**  
19'2" x 17'0" (5.85 x 5.19)  
UPVC double glazed sliding doors and side windows to balcony overlooking rear garden, two feature radiators.

**Master Bedroom & Dressing Room**  
12'10" x 9'5" & 10'3" x 9'3" (3.93 x 2.88 & 3.13 x 2.83)  
UPVC double glazed French doors to balcony, four UPVC double glazed windows, range of fitted wardrobes to one wall and range of fitted drawers to one wall, radiator,

**En-suite Bathroom**  
7'10" x 6'9" (2.41 x 2.06)  
White suite comprising: tiled sided bath with mixer tap and shower attachment, walk in double shower cubicle with fixed head and hose shower, wash basin inset in vanity unit, heated chrome towel rail, tiled walls and tiled flooring.

**Second Floor**  
**Bedroom 2**  
18'2" x 11'7" (5.55 x 3.54)  
UPVC double glazed window, radiator, some restricted height.

**En-Suite**  
8'11" x 3'11" (2.73 x 1.2)  
Walk in shower cubicle with fixed head and hose shower heads, wash basin, low level wc, chrome heated towel rail, part tiled walls, tiled flooring.

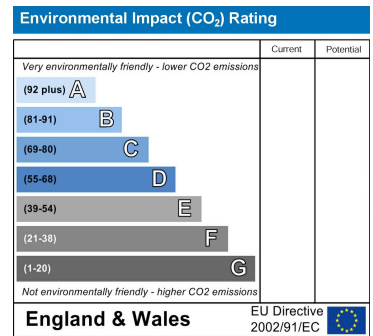
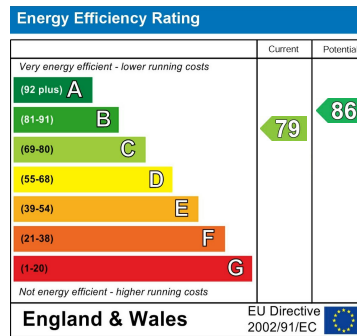
**Bedroom 3**  
17'1" x 10'2" (5.22 x 3.10)  
Two velux windows, fitted wardrobes to one wall, under eaves storage, radiator.

**Bathroom**  
12'6" x 7'8" (3.83 x 2.34)  
White suite comprising: tile sided bath with mixer tap and shower hose, double shower cubicle with fixed head and shower hose, wash basin inset in vanity unit, low level wc, tiled flooring, part tiled walls, heated chroms towel rail.

**Outside**  
**Garage**  
17'10" x 8'10" (5.45 x 2.70)  
Up and Over door, plumbed for washing machine, space for fridge/freezer, lighting and electrics laid on, personal door to hall.

**Front Garden**  
Block paved drive with parking, laid to lawn, side gate to rear.

**Rear Garden**  
paved rear, stoned borders.



Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, floors and any other items an applicant and/or a responsible person is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency is given.  
Made with Hectagis CC0002



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

