



## 27 Rosemary Lane, Liverpool, Merseyside L37 3HA

Offers In Excess Of £450,000

NO CHAIN, A RARE OPPORTUNITY. Karen Parks@Berkeley Shaw is delighted to offer for sale this 4 bedroomed, 2 bathroomed mature semi detached family home, situated within walking distance of Formby Village, Formby Railway Station and local schools. The spacious accommodation comprises: hall, lounge, sitting room, kitchen/dining room and wc to the ground floor. To the first floor four bedrooms (master with en-suite) and family bathroom. Outside drive with parking for several cars, a garage and a mature 100' rear garden with bar, laundry room and storage.



## Ground Floor

### Porch

UPVC double glazed door, glazed wooden door to:

### Hall

Spindled stairs to first floor, radiator with cover, understairs cupboard, ceiling cornicing, dado rail, wood effect flooring.

### Lounge

16'8 x 13'1 (5.08m x 3.99m)

UPVC double glazed bay window, ceiling cornicing, ceiling rose, wall feature electric fire, radiator.

### Family Room

12'10 x 12' (3.91m x 3.66m)

UPVC double glazed window overlooking garden, feature fire surround, ceiling cornicing, wood effect flooring, radiator.

### Kitchen/Dining Room

23'8 x 11' (7.21m x 3.35m)

Three UPVC double glazed windows, UPVC double glazed door, range of high and low level fitted units and pantry cupboards, post formed worksurfaces, 1 1/2 bowl stainless steel sink unit with drainer board and mixer tap, space for range oven with extractor over, space for American style fridge freezer, built in wine fridge, part tiled walls, dining area, radiator,

### wc

Corner wash basin, low level wc, tiled walls, wood effect floor.

## First Floor

### Landing

Split landing with spindled balustrade, ceiling cornicing, dado rail.

### Master Bedroom

17'9 x 16' (5.41m x 4.88m)

UPVC double glazed bay window, UPVC double glazed window, radiator,

### En-Suite

Currently being fitted, to include walk in shower cubicle, wash basin, low level wc.

### Bedroom 2

12'11 x 12'1 (3.94m x 3.68m)

UPVC double glazed window, radiator.

### Bedroom 3

8'9 x 7'11 (2.67m x 2.41m)

UPVC double glazed window, radiator.

### Bedroom 4

11' x 7'6 (3.35m x 2.29m)

UPVC double glazed window, radiator,

### Bathroom

UPVC double glazed window, white suite comprising: oval shaped bath with mixer tap and shower hose, walk in shower cubicle, wash basin on vanity unit, low level wc, tiled walls, tiled floor, wood effect flooring.

### Outside

### Garage

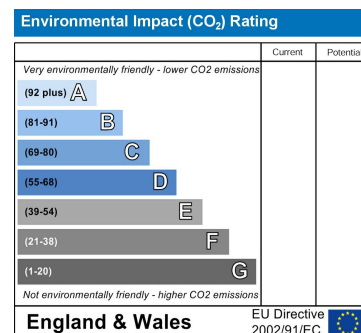
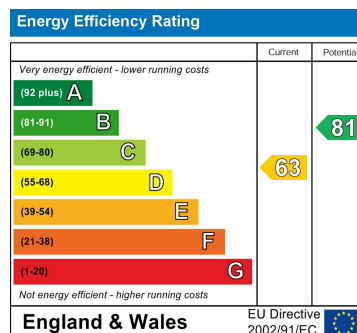
Up and over door, electric and lighting laid on, door to rear garden.

### Front garden

Paved drive with parking for several cars.

### Rear Garden

Large rear garden, patio area, enclosed bar with electricity and lighting, seating area, laid to lawn, borders with mature trees, shrubs and bushes.



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