



## 8 St. Lukes Drive, Liverpool, Merseyside L37 2LW

£400,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale with 'NO CHAIN' this 3 bedroomed 2 bathroomed detached family home. The property is within walking distance of Formby Nature Reserve, local schools and amenities. The versatile spacious accommodation comprises porch, hall, lounge, dining room, family room, conservatory, fitted kitchen, bedroom 3 and shower room to the ground floor with two further bedrooms and family bathroom to the first. Outside drive with parking, a garage and gardens to the front and rear the rear garden being west facing.



## Ground Floor

### Porch

Double glazed door and window, wooden flooring, glazed wooden door to:

### Hall

10'8" x 6'6" (3.27 x 2)

Double height ceiling, spindled stairs to first floor, storage cupboard, wooden flooring, radiator,

### Lounge

19'8" x 12'2" (6 x 3.72)

Two UPVC double glazed windows, feature coal effect gas fire in dog grate with slate hearth, double wooden doors wot dining room

### Dining Room

13'10" x 8'3" (4.22 x 2.53)

UPVC double glazed window, radiator, door to kitchen.

### Family Room

11'7" x 8'9" (3.54 x 2.68)

UPVC double glazed window, store cupboard, wooden flooring, radiator, doors to conservatory.

### Conservatory

11'4" x 11'1" (3.47 x 3.38)

UPVC double glazed doors and French doors to rear garden, wooden flooring, wall heater.

### Kitchen

13'10" x 10'4" (4.22 x 3.17)

UPVC double glazed door and window, range of high and low level fitted units, marble and wooden work surfaces, ceramic 1 1/2 bowl sink unit with mixer tap, built in oven, 4 ring hob with extractor over, plumbed for washing machine, plumbed for dishwasher, tiled walls, amtico flooring.

### Bedroom 3

15'0" x 10'0" (4.58 x 3.07)

Two UPVC double glazed windows, built in wardrobe to one wall, radiator,

### Shower Room

7'0" x 5'10" (2.15 x 1.78)

UPVC double glazed window, walk in shower with glass screen, low level wc and wash basin in vanity unit, chrome heated towel rail, tiled walls, poly flooring.

## First Floor

### Landing

radiator

### Bedroom 1

15'1" x 12'4" (4.6 x 3.78)

UPVC double glazed window, range of fitted wardrobes to one wall, undereaves storage, radiator.

### Bedroom 2

12'8" x 12'4" (3.88 x 3.78)

UPVC double glazed window, range of built in wardrobes, undereaves storage, radiator.

### Bathroom

UPVC double glazed window, white suite comprising: panelled bath, wash basin in vanity unit, low level wc, heated towel rail, tiled floor, radiator.

### Outside

#### Garage

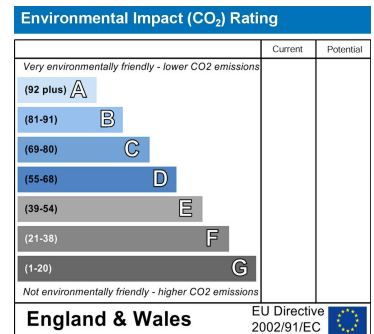
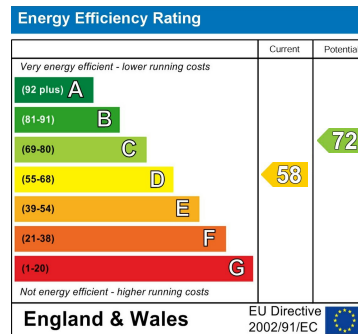
Up and over door, personal door to rear garden.

#### Front Garden

Drive with parking for several cars, laid to lawn, borders with shrubs and bushes.

#### Rear Garden

West facing, patio area, laid to lawn, borders with mature trees, shrubs and bushes.



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