



4 Ashdale Close, Liverpool, L37 2LG

Offers In Excess Of £330,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale with NO CHAIN this well presented spacious 3 bed roomed, 3 reception roomed, two bathroomed family home. The property is situated within walking distance of local schools, Formby Train Station and Formby Nature Reserve. The accommodation comprises: porch, lounge, family room, conservatory, fitted kitchen and shower/utility room to the ground floor. To the first floor three double bedrooms and family bathroom. Outside drive with parking a garage and gardens to the front and rear.



Ground Floor

Porch

UPVC double glazed door and windows, wood effect flooring, UPVC double glazed door to:

Lounge

17'7" x 10'7" (5.38 x 3.23)

UPVC double glazed window, feature stone fire surround and hearth, coal effect living flame gas fire, radiator,

Kitchen/Breakfast Room

17'7" x 8'5" (5.36 x 2.58)

Two UPVC double glazed windows, range of high and low level fitted units, including glass cupboards and pan drawers, post formed work surfaces, composite sink unit with drainer board and mixer tap, built in double oven and microwave, four ring hob with extractor over, integrated dishwasher, integrated fridge, part tiled walls, radiator.

Inner Hall

Stairs to first floor, radiator.

Shower Room/Utility

UPVC double glazed door and window, walk in shower cubicle, wash basin in vanity unit, low level wc, plumbed for washing machine, space for freezer, part tiled walls.

Family Room

19'7" x 12'0" (5.99 x 3.68)

Two UPVC double glazed French doors with side windows, deep understairs cloaks and storage, two radiators.

Conservatory

19'3" x 9'5" (5.88 x 2.89)

UPVC double glazed French doors to rear garden, Insulated ceiling with velux window, tiled floor, underfloor heating.

First Floor

Landing

UPVC double glazed window. loft access with ladder, half boarded for storage.

Bedroom 1

19'7" x 8'8" (5.99 x 2.66)

Two UPVC double glazed windows, comprehensive range of built in wardrobes, dressing table, shelving and desk, radiator.

Bedroom 2

13'9" x 10'5" (4.21 x 3.19)

UPVC double glazed window, range of built in wardrobes, dressing table, drawers and shelving, fixed bed head, radiator.

Bedroom 3

13'8" x 8'7" (4.18 x 2.63)

UPVC double glazed window, range of built in wardrobes to two walls, drawers and shelving, radiator.

Family Bathroom

7'7" x 5'11" (2.31m x 1.80m)

UPVC double glazed window, white suite comprising: P shaped bath with shower over, wash basin in vanity unit, low level wc, tiled walls, tiled flooring, chrome heated towel rail.

Outside

Garage

Up and Over door.

Front Garden

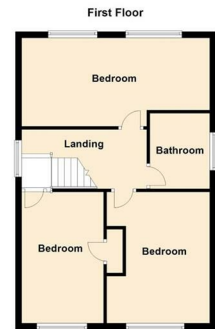
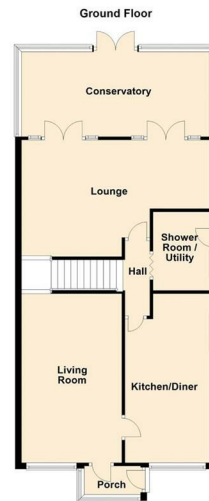
Block paved drive with parking for several cars, double gates to rear, range of shrubs and bushes.

Rear Garden

Cottage garden, paved walkways, deep borders with mature shrubs, trees and bushes, deep planters, summer house.

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		

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		



Measurements are approximate
Plan produced using Planitip



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