

9 College Avenue
 Liverpool, L37 3JL
 Offers In Excess Of £1,175,000



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If you are searching for a stunning family home in the heart of Formby, this could be the ideal home for you!

Berkeley Shaw Real Estate are ecstatic to bring to the sales market this beautifully presented five-bedroom detached residence. With fantastic curb appeal and an interior to match, this is not an opportunity to be missed. Formby is one of the most sought after areas within the region, offering an array of amenities to residents. Formby village offers a vibrant selection of restaurants, bars, cafes & shops. The area is ideal for commuters given the fantastic transport infrastructure via both road & rail.

Set out across three floors, the accommodation briefly comprises; porch leading to an impressive entrance hall. From here, you access the stunning lounge and separate snug. Both spaces are, flooded with natural light via expansive windows and beautifully finished with parquet flooring and log burning stoves. The kitchen diner is beautifully finished with feature AGA cooker and Open aspect through into the French Oak Orangery opening out on to the beautiful West facing private rear garden. Completing the ground floor layout is a games room with bar area and a utility/WC. Ascending to the first floor, the landing gives access to three double bedrooms and a four-piece family bathroom, the master suite benefits from a dressing room and en-suite shower room. The upper floor provides two further double bedrooms, one of which offers an en-suite bathroom. Externally, the property boasts a secure gated front garden with driveway parking for several vehicles, garage and a generous rear garden with laid to lawn and patio areas. This is the perfect space for enjoying the summer sunshine or for outdoor entertaining!

Viewing is absolutely essential to appreciate the quality and finish of this charming home!

Front Exterior

Walled boundary with electric wrought Iron gates, stoned driveway, Sawn Indian calibrated stone flags to front entrance, exterior double electric socket, PIR exterior security lighting, 3 x cherry trees, 1 x olive tree, planted borders and box hedges surrounding front bays.



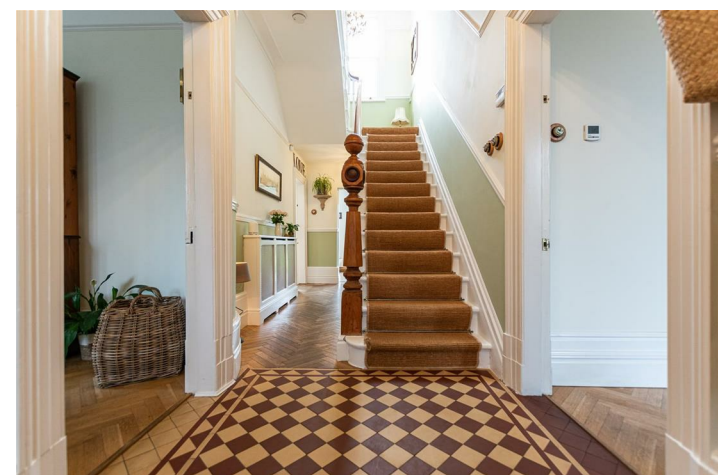
Vestibule

Original Victoria geometric tiled flooring, composite black Rockdoor with inset panels and furniture, feature window above, inner door wooden panelled with original lead lined stained glass feature window surrounding the inner door.

Hallway

Tiled entrance, wooden parquet flooring to rear of the hallway and carpet to the staircase, original traditional Victorian deep moulded skirting boards around all walls, dado rail, picture rail and original

moulded detailed cornicing around the ceiling, 1 x radiator with cover, understairs walk in storage cupboard



Snug

Two double glazed wooden framed sash window, original traditional Victorian deep moulded skirting boards around all walls, picture rail and original moulded detailed cornicing around the ceiling and ceiling rose, underfloor heating, stone hearth with solid oak mantel with inset Clearview wood burner.



Lounge

Double glazed wooden framed bay window with sash windows, two pvc double glazed widows to side original traditional Victorian deep moulded skirting boards around all walls, picture rail and original moulded detailed cornicing around the ceiling and ceiling rose, underfloor heating, stone hearth with solid oak mantel with inset Clearview wood burner.

cornicing around the ceiling and ceiling rose, radiator, cast iron fireplace with coal effect living flame gas fire with pine wooden surround.

Orangery

Orangery structure is made from 50 year old french oak, Argon filled double glazed windows with reflective coating surround two double doors, double glazed atrium windows to ceiling, tile effect karndeian floor, electric underfloor heating.



Kitchen Diner

3 x wooden framed double glazed velux windows, 1 x double glazed pvc double opener sash window, 1 x pvc double glazed window with 1 x opener, 4 oven gas fired AGA with hot plate, feature tiled wall behind the AGA, Kitchen comprises of a range of solid oak hand carved wall and base units with granite worktops and upstand mould sink and drainer with inset Franke 1 1/2 bowl with Perrin & Rowe mixer tap, Integrated Bosh dishwasher, space for American style fridge freezer, tile effect karndeian flooring and horizontal column radiators.

Utility Room

Composite Rock Door Oak effect stable door with double glazed window in centre, oak skirting boards, tile effect karndeian floor, range of fitted wall units with Quartz worktop, plumbing for washing machine and dryer, W.C. sink with pedestal, horizontal column radiator with heated towel rail.



Snooker Room

PVC double glazed single exterior door with 5 surrounding windows, original traditional Victorian deep moulded skirting boards around all walls, picture rail and original moulded detailed





First Floor Landing

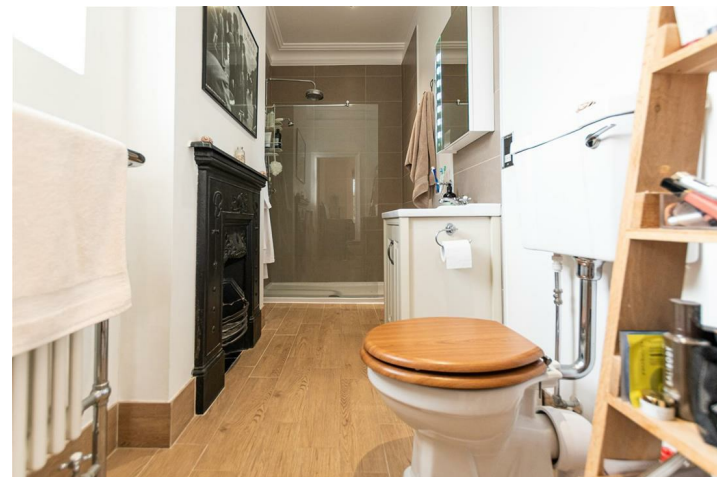
Landing doubled glazed sash window, carpet to staircase

with rainfall shower head, w.c.

Vanity sink with cupboard below mixer tap, light up mirrored wall cabinet, horizontal column radiator with heated towel rail.

Bedroom Three

PVC double glazed window, 1 x radiator, wood effect laminate floor, original cast iron feature fireplace, traditional Victorian deep moulded skirting boards around all walls, picture rail and original moulded detailed corning around the ceiling.



Bedroom One

Feature wooden framed bay window with double glazed sash windows, 1 x radiator wood effect laminate floor, traditional Victorian deep moulded skirting boards around all walls, picture rail and original moulded detailed corning around the ceiling and ceiling rose.

Dressing Room

Wooden framed double glazed sash window, radiator, fitted wardrobes, inset spot lights to ceiling and wood effect laminate flooring

Family Bathroom

PVC double glazed window, wood effect porcelain tiled flooring and part tiled walls, Roll top bath with claw feet, low level w.c. vanity sink with cupboard and mixer taps, corner shower with glass enclosure mixer shower with rainfall shower head, storage cupboard with cylinder, horizontal column radiator with heated towel rail.



Bedroom Two

Two original wooden framed double glazed sash windows, 1 x radiator, wood effect laminate floor, traditional Victorian deep moulded skirting boards around all walls, picture rail and original moulded detailed corning around the ceiling.



Ensuite Shower Room

Wood effect porcelain tiled flooring, part tiled walls, cast iron original fireplace, PVC double glazed window, large walk in shower



Second Floor Landing

Carpet to staircase, wooden framed double glazed window



Bedroom Four

PVC double glazed window with window seat 2 x wooden framed velux windows, 2 x Eve storage cupboards, 1 x radiator, spot lights, oak wood effect karndeian flooring

Bedroom Five

1 x wooden framed velux ,oak coloured karndeian plank flooring 1 x Eve storage and 1 x radiator



Bathroom

Fully tiled floor, part tiled walls, p-shaped bath with screen, shower with rainfall shower head, low level w.c vanity sink unit with draws and mixer tap, light up mirror, chrome ladder towel rail and Wooden framed, double glazed velux window



Garage

Double metal barn style doors to front, large door to rear, Worcester combi boiler, plastic checker plate flooring

Rear Exterior

Sawn Indian calibrated stone patio area to rear side and front, large landscaped lawn with fenced borders, planted boarder, vegetable patch, 3 x sheds, Hexagonal greenhouse, Chicken coop, 1 x cherry 1 x plum 1 x apple 1 x pear tree, 1 x silver birch tree, brick built log store to side elevation with double gates to front

