



BerkeleyShaw

Plot 3 Dalton Liverpool Road, Formby, Merseyside L37 6BR

£337,750

FREEHOLD - Completed and Ready to move straight in

Ideal for first time buyers The Dalton with single garage and driveway offers an inviting interior with plenty of space to create a home you'll love for years to come. An open-plan kitchen/dining room with large French doors open out onto a beautiful garden offering the perfect blend of indoor and outdoor living. A separate, practical utility room and downstairs WC complete the ground floor. Upstairs, discover 3 spacious bedrooms, including a master bedroom with its very own luxurious ensuite, making the Dalton a truly stylish home. Available with a 5% deposit contribution

Included in the property

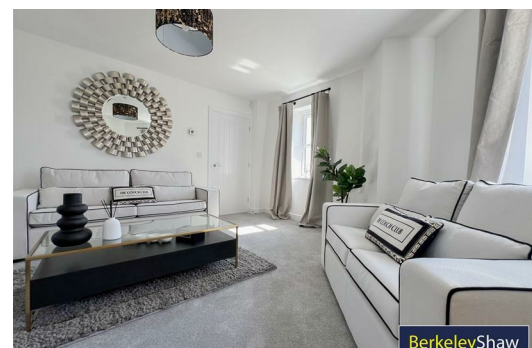
- Neff integrated fridge freezer and dishwasher
- Flooring throughout including Amtico flooring in the kitchen dining area , utility room & WC
- Hammonds fitted wardrobes to the master bedroom
- Thermostatic shower over the bath in the family bathroom with luxury wall tiling
- PV Solar panels & EV Charger
- Management Fee £130.83 PA
- 938 square foot



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Hall

Lounge

17'8" x 16'8" (5.40 x 5.10)

Kitchen/Dining Room

15'5" x 9'6" (4.70 x 2.90)

Utility Room

21'11" x 21'3" (6.70 x 6.50)

Downstairs WC

Bedroom 1

16'4" x 12'1" (5.00 x 3.70)

Ensuite

Bedroom 2

9'10" x 7'6" (3.00 x 2.30)

Bedroom 3

9'10" x 7'6" (3.0 x 2.30)

Landing

Bathroom

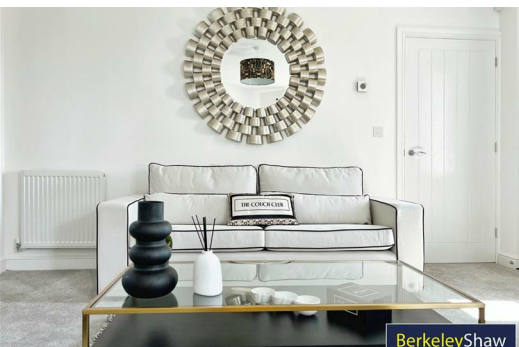
Garage



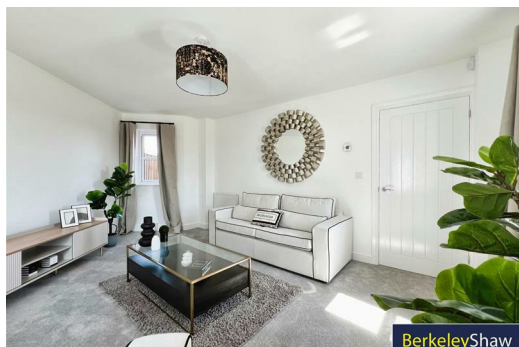
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The plan, views, systems and appliances shown here are not tested and no guarantee is given for their operability or efficiency to be given. Made with Metropac 02024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	
(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	



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