



BerkeleyShaw

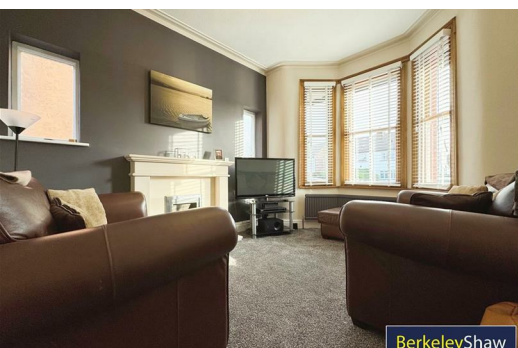
15 Old Mill Lane, Liverpool, L37 3PE Offers Over £310,000

Welcome to Old Mill Lane, Formby – a charming property that blends character with modern potential. Offering exceptional curb appeal, this home is enhanced with the added benefit of granted planning permission, giving buyers the opportunity to further enhance the property.

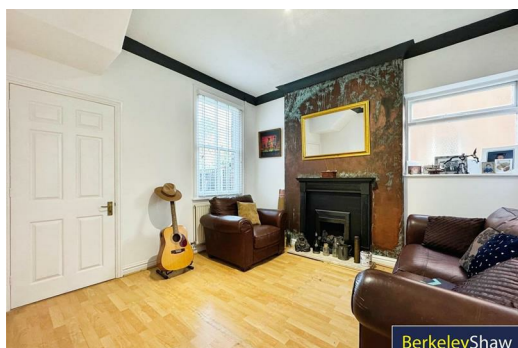
Situated in one of the most desirable postcodes along the coast, the property boasts a fantastic position with easy access into Formby Village, providing a range of shops, restaurants and bars. The area also offers excellent transport links for commuters. Formby Beach is also within easy reach for those looking to enjoy leisurely strolls.

Step inside to an inviting entrance hall that leads into a bay-fronted living room, complete with a feature fireplace, creating a warm and welcoming atmosphere. The rear sitting room flows seamlessly through to the extended kitchen diner, offering plenty of space for family meals and entertaining. With additional planning permission to further extend the kitchen diner, the possibilities are endless (plans available upon request).

The first floor features two generously sized double bedrooms, with the master bedroom benefitting from fitted wardrobes for added convenience. A spacious and bright bathroom, illuminated by natural light from a Velux window, completes the first floor. The bathroom is designed with luxury in mind, featuring an impressive freestanding bath – the perfect place to unwind. The upper floor hosts a further double bedroom, offering ample storage and views over the garden.



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Entrance hall

Laminate floor & radiator.

Living room

2 x double glazed windows, single glazed sash windows, gas fire & radiator.

Sitting room

Single glazed sash window, laminate floor, radiator & gas fire.

Kitchen diner

Range of wall & base units, stainless steel sink with drainer, door to side aspect, double doors to rear garden, 2 x velux windows, gas burning hob, electric oven, extractor hood, radiator & storage cupboard.

Landing

Split level with stairs to upper floor.

Bedroom 1

2 x single glazed sash windows, radiator & fitted wardrobes.

Bedroom 2

Single glazed sash window & laminate floor.

Bathroom

Free standing bath with shower, WC, basin, single glazed window, Velux window, tiled floor, radiator & part tiled walls.

Bedroom 3

Double glazed windows, laminate floor, radiator & eaves storage.

Externally

Block paved driveway with parking for two cars. Gated side access. Generous rear garden with patio areas, borders, lawn & cabin.

Cabin

9'10" x 11'6" (3.0 x 3.51)

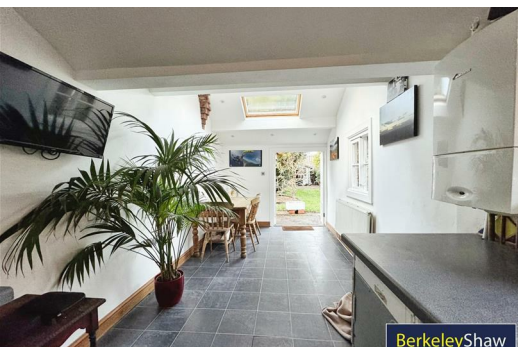
Wooden cabin, currently utilised as a cinema room with power, lighting & broadband.

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	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The seller, its agents and Berkeley Shaw Real Estate Limited make no guarantee, as to their accuracy or efficiency can be given. Made with NetScout (2023)



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