# BerkeleyShaw

REAL ESTATE



# 44 Elson Road, Formby, Merseyside L37 2EQ

£2,100 PCM

BERKELEY SHAW are pleased to bring to the market TO LET this EXECUTIVE REFURBISHED UNFURNISHED 4 Bedroom SEMI- DETACHED home. The property offers spacious and well laid out accommodation with well stocked and beautifully maintained front and rear gardens.

The property briefly comprises to the ground floor- a spacious entrance hall, WC, and stunning kitchen breakfast room, front and rear reception rooms. To the first floor there is 4 Bedrooms, and family bathroom, Detached Garage to rear, off road parking for 3 cars. A viewing of this lovely home is highly recommended to appreciate the quality and design.

Available now so call us to arrange a viewing on 01519246000  $\,$ 

Viewings by Appointment only.

Council Tax: Band E Deposit: £2100 Minimum Term: 12 Months







#### **Front Exterior**

Gravel Driveway, double gates, lawn surrounded by mature boarders with plants, bushes and Trees.

# **Vestible**

UPVC Double glazed double doors, internal entrace door is wooden with stained glass window.

#### **Hallway**

wooden floor, staircase to first floor, coat hooks to wall, Radiator and cover

#### **Cloaks Room**

Upvc Double glazed window, laminate flooring, low level w.c. vanity wash hand basin with cupboard below and mixer tap, tiled splash back

# **Front Reception**

UPVC Doube glazed bay window, Radiator, Carpet, feature fireplace

# **Rear Reception**

UPVC Double glazed exterior door and windows, 2 x radiators, wood burner with tiled hearth, wood flooring

#### Kitchen Breakfast Room

UPVC Double glazed windows and exterior door to garden, wooden floor, kitchen comprises of a range of solid wooden base and wall units with appliances including, Induction Stoves Cooker cooker and hob, extractor hood, washing machine, dryer, dishwasher, fridge freezer, solid wooden work surfaces with inset Belfast sink with mixer tap.

#### Landing

UPVC Double glazed window, carpet, access to loft

#### Bedroom 1

UPVC Double glazed bay window, fitted wardrobes, feature fireplace, carpet, radiator, tv bracket

# Bedroom 2

UPVC Double glazed window, fitted wardrobes, feature fireplace, wood floor, radiator

# Bedroom 3

UPVC Duble glazed window, radiator, carpet, built in Wardrobes and shelves

#### Bedroom 4

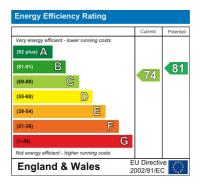
UPVC Duble glazed window, radiator, carpet, built in storage cupboards and shelves

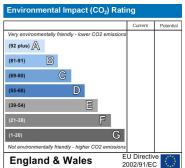
## Bathroom

UPVC Double glazed window, Fully tiled walls and flooring, bathroom comprises of a white three piece suite including Bath with Electric shower over, shower screen, Vanity builty in Low level w.c. and wash basin. Large storage cupboards

#### **Rear Exterior**

Gravel Driveway, double gates, Detached Garage with metal up and over door, single glazed window and wooden side door. Paved patio area, lawn surrounded by mature boarders with plants, bushes and Trees.





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of doors, windows, rooms and any other sems are approximate and no responsibility is staten for any ememission or me-statement. This plans is for Busharier purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operating or efficiency can be given.









