



32a Victoria Road, Liverpool, Merseyside L37 7DD

Offers In The Region Of £750,000

Karen Parks @Berkeley Shaw is delighted to bring to the market with NO CHAIN this property and the opportunities it holds. Located on one of Formby's exclusive addresses and at the end of a long drive and totally secluded this property offers the new purchaser no end of choices on how to add to this property even more by extending the property (Subject to local planning permission). The accommodation comprises: hall, Lounge, dining room, office, snug/bedroom 4, conservatory, kitchen, utility room, master bedroom with en-suite bathroom, cloaks with wc to the ground floor and two further bedrooms and family bathroom to the first. Outside a long drive with parking for several cars, double garage and a good sized secluded rear garden.



Ground Floor

Hall
12'4" x 9'1" (3.78 x 2.77)
Spindled staircase with galleried landing, wood effect flooring, radiator.

Lounge
24'7" x 19'4" (7.5 x 5.9)
The lounge offers a light space due to the dual aspect that you can enjoy. Through the patio doors you can overlook the lovely mature gardens to the rear and the conservatory, complimented with a living flame gas fire in a stone fire surround and hearth, two radiators.

Dining Room
12'7" x 9'8" (3.84 x 2.97)
With three windows and radiator and glazed doors to the lounge.

Conservatory
12'5" x 10'4" (3.81 x 3.15)
Overlooking the rear garden with French doors, obscure ceiling and radiator.

Snug
11'8" x 8'6" (3.56 x 2.6)
Radiator.

Fitted Kitchen
18'5" x 9'0" (5.62 x 2.76)
Fitted with a comprehensive range of high and low level units with glass cabinets, 2 1/2 bowl stainless steel sink unit with mixer tap, built in double 'Bosch' oven, 4 ring hob with extractor over, plumbed for dishwasher, tiled floor

Utility Room
9'0" x 5'7" (2.76 x 1.72)
Door to rear, plumbed for washing machine, worcester boiler, tiled flooring.

Master Bedroom
14'2" x 11'8" (4.33 x 3.57)
Windows to front, range of fitted wardrobes, dressing table and chest of drawers, radiator.

En-Suite
8'3" x 6'6" (2.53 x 2)
Modern white suite comprising: panelled bath with mixer tap, walk in shower cubicle, wash basin and low level wc in vanity unit, tiled walls and floor, heated chrome towel rail.

Office/Bedroom 4
14'2" x 7'1" (4.33 x 2.16)
Window, radiator.

Cloaks/WC
11'6" x 6'0" (3.53 x 1.83)
pedestal wash basin, low level wc, tiled walls and floor, radiator.

Fist Floor

landing
Airing Cupboard with shelving and radiator.
Two deep storage cupboards 3.5 x 2.4 (11'5 x 7'10) & 1.97 x 1.08 (6'5 x 3'6)

Bedroom 2
15'1" x 8'5" (4.61 x 2.57)
Built in wardrobes and chest of drawers, radiator.

Bedroom 3
15'1" x 8'9" (4.60 x 2.67)
Built in wardrobes, radiator.

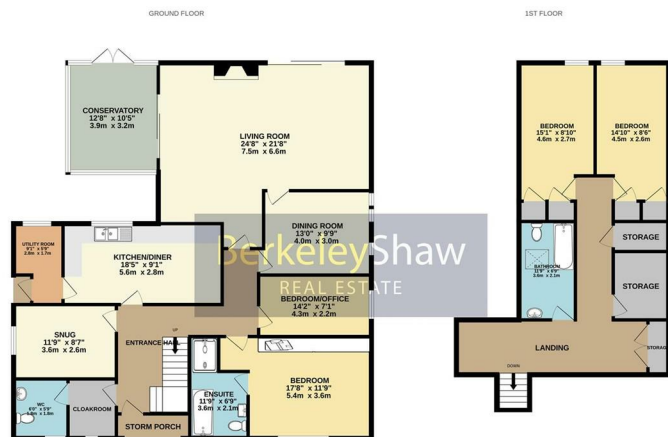
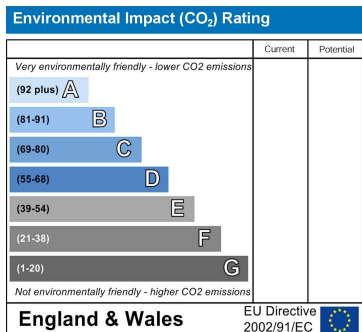
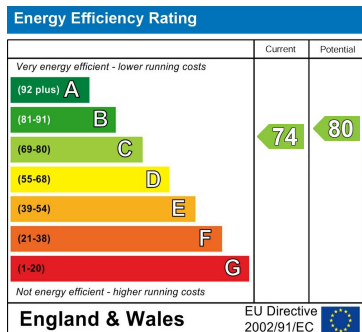
Bathroom
11'8" x 6'9" (3.57 x 2.07)
White suite comprising: panelled bath with shower over, pedestal wash basin, low level wc, dressing table, tiled walls, radiator.

Outside

Double Garage
Brick built with two up and over doors.

Front Garden
long drive. parking for several cars, borders with shrubs and bushes.

Rear Garden
Secluded and mature, laid to lawn, indian stone patio, mature borders with an abundance of trees, shrubs and bushes.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, elevations, rooms and any other parts 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 such by any prospective purchaser. The ground, structure and appearance shown here has not been tested and is guaranteed as to its quality by the seller.



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