



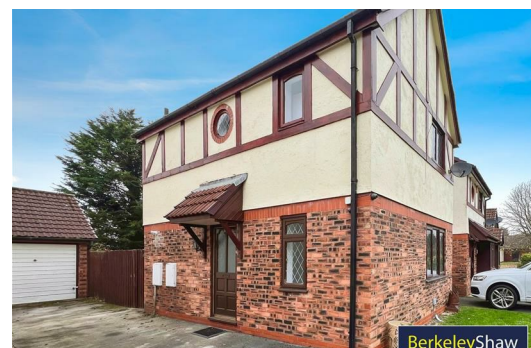
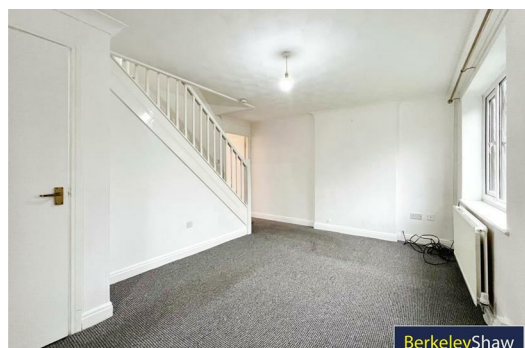
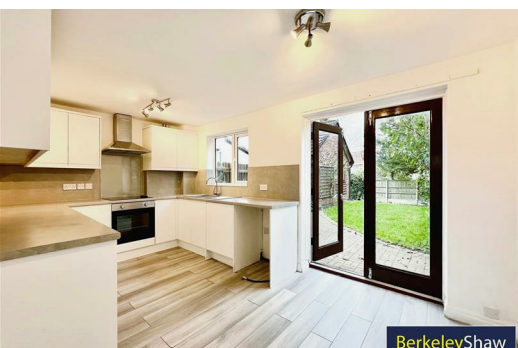
90 Bull Cop, Formby, L37 8BZ
Offers Over £240,000

NO CHAIN - Welcome to this charming detached house located in the sought-after area of Formby only a short walk to the village, main bus routes and excellent primary schools.

The stylish kitchen benefits from the recent additions of a new dishwasher, boiler, and double oven which add a touch of luxury to this property. Downstairs the dual aspect lounge is bright and airy with open stairs to the first floor. Upstairs the modern, neutral bathroom, ensures your comfort and convenience. With three cosy bedrooms two doubles and small single.

Outside to the rear is a private family friendly garden with paved patio area and grass lawn. Situated close to excellent primary schools, this home is ideal for families with young children.

Parking will never be an issue with space for up to three vehicles in the driveway and a detached garage. The absence of a chain means a smooth and hassle-free buying process for you.



Front Exterior

Lawn garden and long drive way to detached garage.

Hallway

Exterior door, walk in under stairs storage cupboard, radiator.

Living Room

15'1" x 13'1" (4.60 x 4.00)

UPVC Dual aspect with double glazed windows, radiator, carpet and stairs to first floor.

Kitchen Diner

15'1" x 8'10" (4.60 x 2.70)

UPVC Double glazed window, wooden glazed French Style doors, kitchen includes range of fitted base and wall units, electric oven, hob, stainless steel sink unit with mixer tap, NEW fitted dishwasher, and a NEW combination boiler.

Landing

Wooden framed port hole window, carpet.

Bedroom 1

31'2" x 26'7" (9.50 x 8.11)

DOUBLE - UPVC Double glazed window, radiator, carpet and fitted mirrored wardrobe.

Bedroom 2

26'7" x 26'6" (8.11 x 8.10)

DOUBLE - UPVC Double glazed window, radiator, carpet and fitted mirrored wardrobe and storage cupboard.

Bedroom 3

6'2" x 6'2" (1.90 x 1.90)

An ideal office or cot room with double glazed window, carpet and radiator.

Bathroom

20'4" x 19'0" (6.20 x 5.80)

UPVC Double glazed window, part tiled walls, panelled bath, electric shower over, sink and low level w.c. radiator.

Rear Garden

Gate to side driveway and garage. Sunny paved patio area and grass lawn bordered by mature trees.

Detached Garage

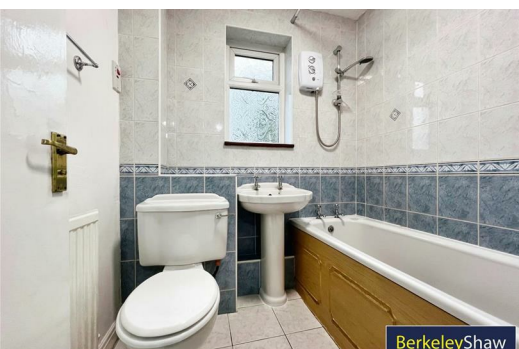
pitched roof with metal up and over door, electric sockets and lighting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 floorplans contained here, measurements of floors, walls, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions in this information. This plan, for illustrative purposes only, may differ from the actual property. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Metronix 02024



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

