



## 77 Redgate

Formby, Liverpool, L37 4EP

£245,000



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## Ground Floor

### Porch

3'02 x 10'02 (0.97m x 3.10m)

UPVC double glazed double doors to front elevation with additional glazing either side, tiled flooring, storage cupboard housing smart meters.

### Lounge

14'06 x 24'00 (4.42m x 7.32m)

Wooden framed single glazed door, UPVC double glazed windows to front and side elevation, carpet flooring, stairs leading to first floor, built in shelves, storage under stairs, wall lights, feature fireplace, single glazed frosted window leading to Kitchen.

### Kitchen

13'0 x 10'10 (3.96m x 3.30m)

UPVC frosted door to side elevation, UPVC double glazed sliding door to rear elevation, range of wall and base units, Velux windows, stainless steel sink with chrome mixer tap, part tiled, integrated oven,

### Rear Lounge

10'06 x 16'07 (3.20m x 5.05m)

UPVC double glazed to side and front elevation, UPVC double glazed double doors to side elevation, carpet flooring, radiator, wall lights.

## First Floor

### Landing

UPVC double glazed window to side elevation, carpet flooring, door providing access to storage and loft access.

## Bedroom One

12'10 x 13'02 (3.91m x 4.01m)

UPVC double glazed windows to front elevation, wall storage and fitted wardrobes, radiator, inset mirror with wall lights.

## Bedroom Two

8'05 x 8'07 (2.57m x 2.62m)

UPVC double glazed window to rear elevation, carpet flooring, sliding door, fitted mirrored wardrobes, radiator, downlights.

## Bathroom

5'07 x 5'10 (1.70m x 1.78m)

UPVC frosted double glazed window to rear elevation, full tiled, WC, wash hand basin, P-shaped bath with shower above, downlights.

## Externally

### Front Garden

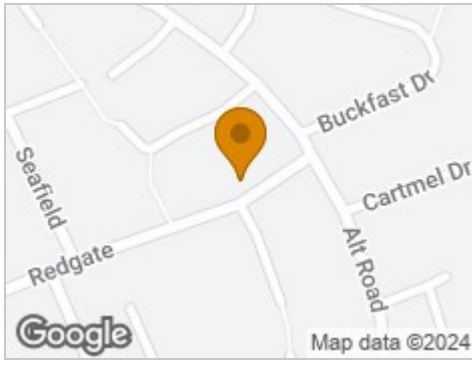
Shared driveway, mature shrubs and brick feature wall.

### Rear Garden

Outside security light, low maintenance, storage, secure fencing, outside tap.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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