

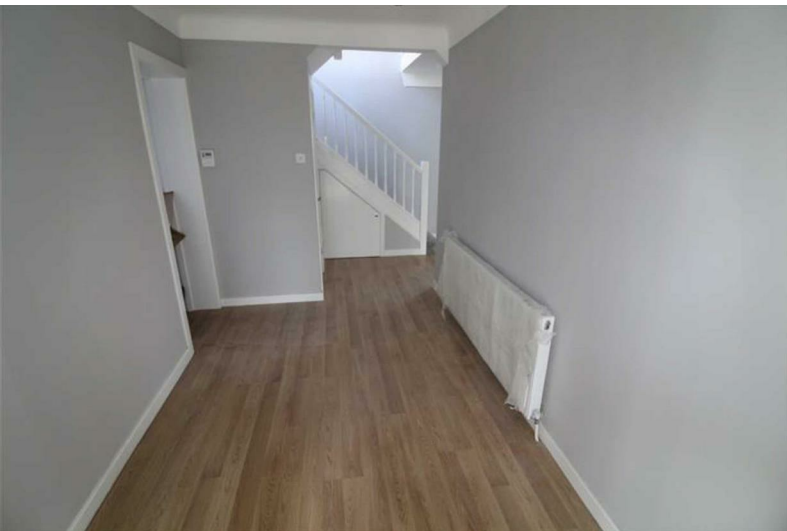


**KAREN PARKS**  
SALES & LETTINGS



**47 Brewery Lane, Formby**  
, Liverpool, L37 7DY

**£2,500 Per Calendar Month**



# 47 Brewery Lane, Formby

, Liverpool, L37 7DY

## £2,500 Per Calendar Month



### ACCOMMODATION

#### Ground Floor

##### Enclosed Porch

UPVC double glazed door and side window, tiled floor, UPVC double glazed door and windows to hall.

##### Hall

18'3" x 7'0" (5.56 x 2.13)

Spindled stairs to first floor, understairs cupboard, wood effect flooring, radiator.

##### Lounge

17'10" x 12'10" (5.44 x 3.91)

UPVC double glazed window, radiator.

##### Family Room

20'7" x 8'4" (6.27 x 2.54)

UPVC double glazed French doors and window, radiator.

##### Kitchen/Dining Room 'L' Shaped

21'0" max x 16'4" max (6.40 max x 4.98 max)

UPVC double glazed French doors and window, range of fitted high and low level units, granite worksurfaces, inset stainless steel sink unit with mixer tap, built in 'AEG' double oven, integrated fridge/freezer, integrated dishwasher, 5 ring hob with extractor fan over, tiled flooring, radiator.

##### Utility Room

10'0" x 8'4" (3.05 x 2.54)

UPVC double glazed lantern light, range of low level fitted units, post formed work surfaces, stainless steel sink unit with mixer tap, wall hung 'Valliant' boiler, tiled flooring.

##### WC

Wall hung wash basin, low level wc, tiled floor, radiator.

#### First Floor

##### Landing

UPVC double glazed window, spindled balustrade, loft access.

##### Master Bedroom

12'11" x 12'8" (3.94 x 3.86)

UPVC double glazed window, radiator.

##### En-suite

9'4" x 4'10" (2.84 x 1.47)

UPVC double glazed window, white suite comprising: walk in shower cubicle, pedestal wash basin, low level wc, heated chrome towel rail, tiled walls, tiled floor.

##### Bedroom 2

9'4" x 6'8" (2.84 x 2.03)

UPVC double glazed window, radiator.

##### En-suite

UPVC double glazed window, white suite comprising: walk in shower cubicle, pedestal wash basin, low level wc, tiled walls, tiled floor, chrome heated towel rail.

##### Bedroom 3

11'7" x 9'2" (3.53 x 2.79)

UPVC double glazed window, radiator.

##### Bedroom 4

9'3" x 8'11" (2.82 x 2.72)

UPVC double glazed window, radiator.

Tel: 01704 835780



## Bathroom

9'4" x 6'8" (2.84 x 2.03)

UPVC double glazed window, white suite comprising: panelled bath, walk in shower cubicle, pedestal wash basin, low level wc, tiled walls, tiled floor, chrome heated towel rail.

## Outside

### Front Garden

Garage converted for storage, stoned front with parking

### Rear Garden

Patio area, laid to lawn, views over fields.

## Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot

guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.



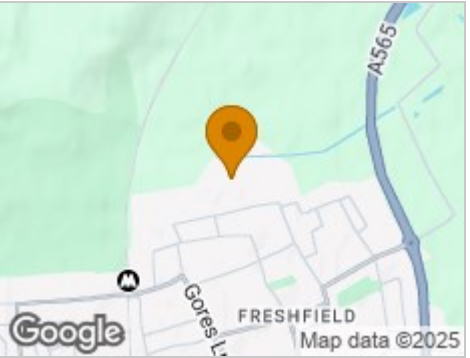
Road Map



Hybrid Map



Terrain Map



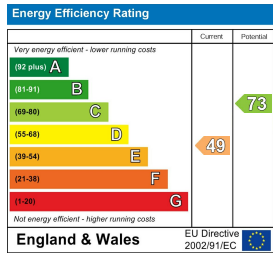
Floor Plan



Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.