



10 Andrews Lane, Liverpool, L37 2HH

Asking Price £340,000

This 4 bedroom, semi-detached CHARACTER PROPERTY is set over 3 floors, located in the HEART OF FORMBY in a close to TRAIN STATION, Formby VILLAGE, PARKS and excellent SCHOOLS

This attractive and well-maintained home offers beautiful ORIGINAL CHARACTER FIREPLACES high ceilings and ornamental plaster work creating a bright and elegant living space throughout

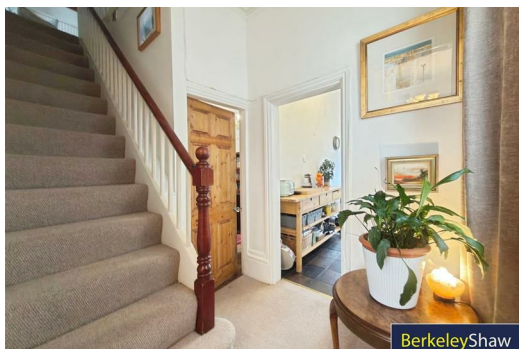
The property features two receptions, a LIVING room to the front and formal DINING ROOM next to the kitchen both with focal fireplaces. The modern kitchen is well-equipped with fitted units, wood effect worktops and eye-level double oven. There is a small laundry/utility room providing practical space for family life.

The first floor has 3 bedrooms, a spacious family bathroom including a corner bath, WC and sink plus an additional separate WC. To the second floor the second floor there is a large room/ bedroom with window to the side.

Outside there is a WEST FACING FAMILY GARDEN with patio grass lawn and a brick built store offering excellent outdoor space for relaxation and entertaining

The home also benefits from SOLAR PANELS and is ENERGY EFFICIENT making it both economical and environmentally friendly

A RARE OPPORTUNITY to purchase a character home in a HIGHLY SOUGHT AFTER LOCATION



Hall

Lounge

16'6" x 14'4" (5.05 x 4.37)

Dining Room

14'7" x 12'0" (4.47 x 3.66)

Kitchen

11'10" x 6'7" (3.62 x 2.03)

Utility

6'8" x 5'8" (2.04 x 1.75)

Bedroom 1

14'8" x 10'11" (4.48 x 3.33)

Bedroom 2

11'8" x 10'4" (3.56 x 3.15)

Bedroom 3

14'8" x 7'4" (4.48 x 2.24)

Bathroom

11'11" x 8'0" (3.64 x 2.44)

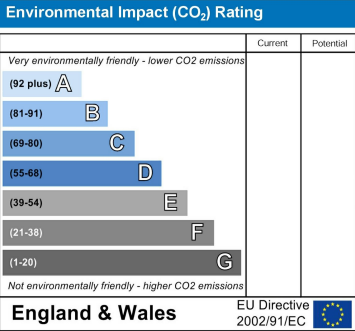
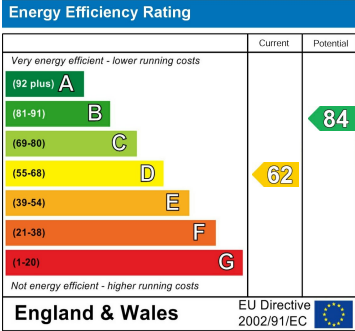
WC

Loft Room

18'6" x 16'10" (5.66 x 5.14)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The images represent only approximate views and are not intended to be a guarantee of the actual condition of the property. Made with Merge 3D2020



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