



BerkeleyShaw

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.

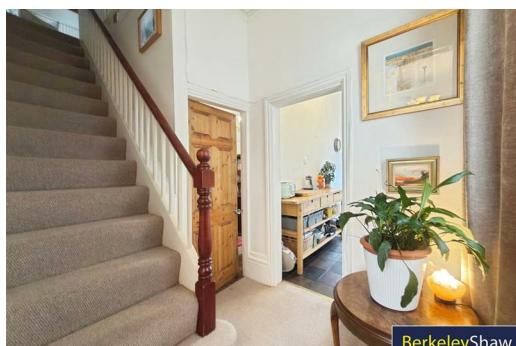
Outside there is a WEST FACING FAMILY GARDEN with patio grass lawn and a brick built store offering excellent outdoor space for relaxation and entertaining

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



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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)



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REAL ESTATE

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is not to scale and should not be relied upon as to the precise layout of rooms and no guarantee is given as to the precise layout of rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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