



44 Elson Road, Formby, Merseyside L37 2EQ

£2,100 PCM

BERKELEY SHAW are pleased to bring to the market TO LET this EXECUTIVE REFURBISHED UNFURNISHED 4 Bedroom SEMI- DETACHED home. The property offers spacious and well laid out accommodation with well stocked and beautifully maintained front and rear gardens.

The property briefly comprises to the ground floor- a spacious entrance hall, WC, and stunning kitchen breakfast room, front and rear reception rooms. To the first floor there is 4 Bedrooms, and family bathroom, Detached Garage to rear, off road parking for 3 cars. A viewing of this lovely home is highly recommended to appreciate the quality and design.

Available now so call us to arrange a viewing on 01519246000

Viewings by Appointment only.

Council Tax: Band E

Deposit: £2100

Minimum Term: 12 Months



Front Exterior

Gravel Driveway, double gates, lawn surrounded by mature borders with plants, bushes and Trees.

Vestible

UPVC Double glazed double doors, internal entrance door is wooden with stained glass window.

Hallway

wooden floor, staircase to first floor, coat hooks to wall, Radiator and cover

Cloaks Room

Upvc Double glazed window, laminate flooring, low level w.c. vanity wash hand basin with cupboard below and mixer tap, tiled splash back

Front Reception

UPVC Double glazed bay window, Radiator, Carpet, feature fireplace

Rear Reception

UPVC Double glazed exterior door and windows, 2 x radiators, wood burner with tiled hearth, wood flooring

Kitchen Breakfast Room

UPVC Double glazed windows and exterior door to garden, wooden floor, kitchen comprises of a range of solid wooden base and wall units with appliances including, Induction Stoves Cooker cooker and hob, extractor hood, washing machine, dryer, dishwasher, fridge freezer, solid wooden work surfaces with inset Belfast sink with mixer tap.

Landing

UPVC Double glazed window, carpet, access to loft

Bedroom 1

UPVC Double glazed bay window, fitted wardrobes, feature fireplace, carpet, radiator, tv bracket

Bedroom 2

UPVC Double glazed window, fitted wardrobes, feature fireplace, wood floor, radiator

Bedroom 3

UPVC Double glazed window, radiator, carpet, built in Wardrobes and shelves

Bedroom 4

UPVC Double glazed window, radiator, carpet, built in storage cupboards and shelves

Bathroom

UPVC Double glazed window, Fully tiled walls and flooring, bathroom comprises of a white three piece suite including Bath with Electric shower over, shower screen, Vanity built in Low level w.c. and wash basin. Large storage cupboards

Rear Exterior

Gravel Driveway, double gates, Detached Garage with metal up and over door, single glazed window and wooden side door. Paved patio area, lawn surrounded by mature borders with plants, bushes and Trees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, dimensions, volume and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual, volume and appearance shown have not been tested and no guarantee is given for their accuracy or efficiency can be given. Made with MetreCam 2022



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