



**BerkeleyShaw**

## 9 River Close, Formby, L37 6DJ

Asking Price £280,000

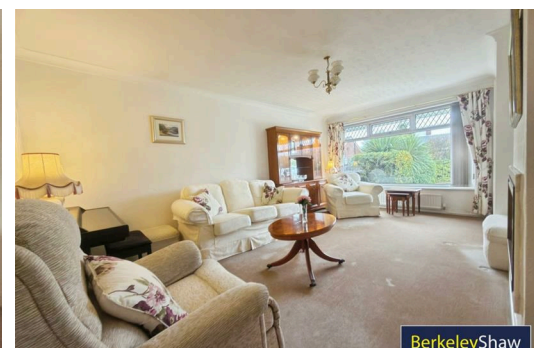
Situated on a quiet close in a popular area of Formby, this EXTENDED and spacious DORMER bungalow offers flexible living, generous accommodation and beautifully sunny gardens, making it a superb home for both now and the future. Thoughtfully maintained and ready to move straight into with NO CHAIN, the property provides immediate comfort while still offering the opportunity to add your own style and personal stamp over time. The accommodation is both VERSATILE and FUTURE PROOF.

Downstairs, a welcoming front lounge features an attractive fireplace, creating a cosy yet elegant reception space. The kitchen flows openly into the dining area, ideal for everyday living and entertaining. The dining room which could be used as a 4th bedroom if required and enhances the flexibility of the layout, this adaptability ensures the home can evolve with your needs.

To the rear, a separate FAMILY ROOM with patio doors overlooks the sunny garden, providing a wonderful space for gatherings with friends and family. A ground floor bathroom completes the downstairs accommodation.

To the first floor, accessed via a convenient stair lift, there are 3 well-proportioned DOUBLE bedrooms along with a shower room, offering comfortable space for visiting guests or growing families. Externally, the property benefits from driveway parking, a detached GARAGE and well tended sunny GARDEN that are perfect for outdoor entertaining or simply relaxing in privacy.

A substantial and adaptable home in a sought after location, offering space to enjoy today and practicality for tomorrow.



# Hall

## Lounge

18'6" x 12'10" (5.64 x 3.93)

## Dining Kitchen

15'5" x 7'8" (4.71 x 2.36)

## Dining Room/4th Bedroom

15'7" x 9'9" (4.75 x 2.98)

## Family Room

11'9" x 11'6" (3.60 x 3.51)

## Downstairs Bathroom

## Landing

## Bedroom 1

14'2" x 10'1" (4.32 x 3.09)

DOUBLE

## Bedroom 2

13'1" x 12'4" (4.00 x 3.76)

DOUBLE

## Bedroom 3

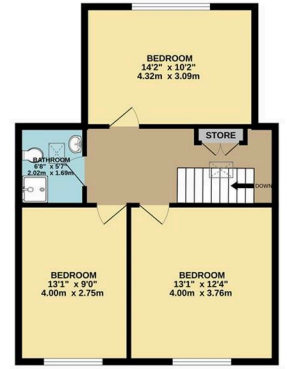
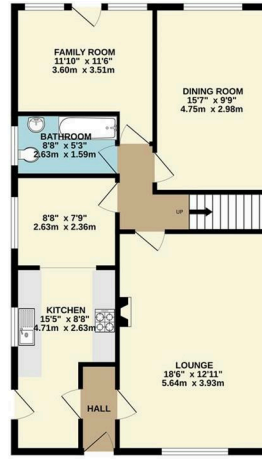
13'1" x 9'0" (4.00 x 2.75)

DOUBLE

## Shower Room First Floor

GROUND FLOOR

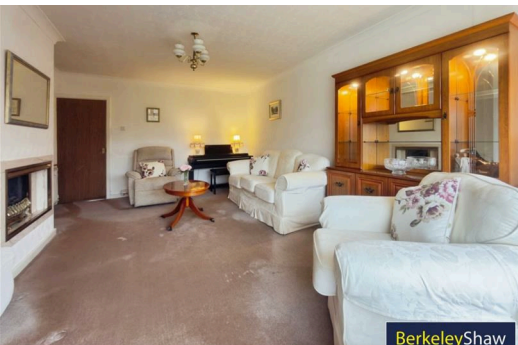
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, rooms and any other items are approximate and are intended to assist in the early stages of purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call to view.  
Made with Metaphor C2020

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			
England & Wales		EU Directive 2002/91/EC	
		74	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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