



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.



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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)

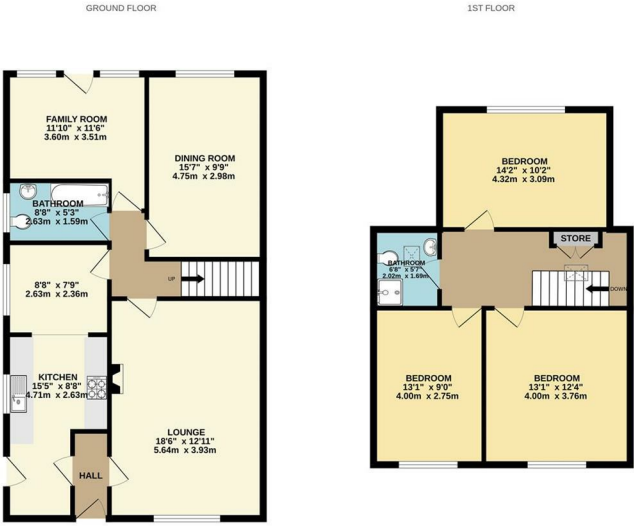
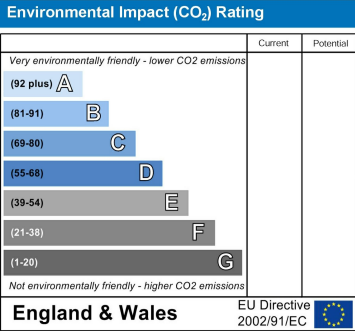
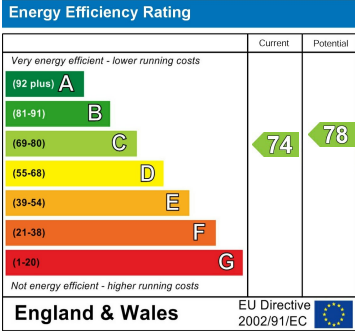
DOUBLE

Bedroom 3

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

DOUBLE

Shower Room First Floor



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox (2020)



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