



BerkeleyShaw

55 Old Mill Lane, Liverpool, L37 3PE

Offers Over £250,000

Welcome to this charming terraced house located on Old Mill Lane in the desirable area of Formby. This FREEHOLD property boasts 3 bedrooms and two reception rooms, perfect for first time buyers and growing families wanting enter to Formby Property market with a comfortable home with NO CHAIN.

Character features in the home add to its appeal, creating a warm and inviting atmosphere. The property is equipped with NEW Roof, NEW Windows, a Gas Safety Certificate and an Electrical Safety Certificate, giving you peace of mind regarding the safety and maintenance of the home.

The property features a family garden with grass lawn and mature plants, providing a lovely outdoor space for children to play or for adults to relax and enjoy the fresh air. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle.

Situated within close proximity to Formby High School, Freshfield & Trinity St Peters Primary schools this location is ideal for families with school-aged children, offering easy access to quality education. Formby itself is known for its beautiful beaches, parks, and a strong sense of community, making it a wonderful place to live.

This terraced house presents an excellent opportunity for those looking to settle in a vibrant and family-friendly area. Do not miss the chance to make this lovely property your new home.



BerkeleyShaw
REAL ESTATE



BerkeleyShaw



BerkeleyShaw

Hall

Front Room

12'9" x 11'9" (3.90 x 3.60)

Two double glazed UPVC white windows to front aspect, focal fireplace, fitted carpets.

Lounge/Dining Room

13'9" x 13'5" (4.20 x 4.10)

Focal fireplace, window to garden, door through to kitchen, fitted carpets.

Kitchen

9'2" x 8'10" (2.80 x 2.70)

Door to rear garden, range of base and high level units, oven with over extractor fan, Vinyl flooring. Door to understairs pantry style shelved cupboard. Stainless steel sink and drainer, Main boiler, plumbing for washing machine.

Bedroom 1

13'5" x 10'9" (4.10 x 3.30)

DOUBLE with window to the rear aspect, fitted carpet

Bedroom 2

11'9" x 9'10" (3.60 x 3.0)

DOUBLE to the front aspect, fitted carpet

Bedroom 3

8'2" x 6'10" (2.50 x 2.10)

SINGLE to the front aspect with fitted carpets

Bathroom

9'2" x 8'10" (2.80 x 2.70)

Full-size panel bath, cubicle shower, Pedestal sink and WC, window to rear aspect, vinyl flooring, part-tiled walls.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1012sq ft. (94.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. Berkeley Shaw Real Estate Ltd. accept no responsibility or guarantee as to the accuracy of the floorplan. Made with Metricon C3025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	

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		
England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

