



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

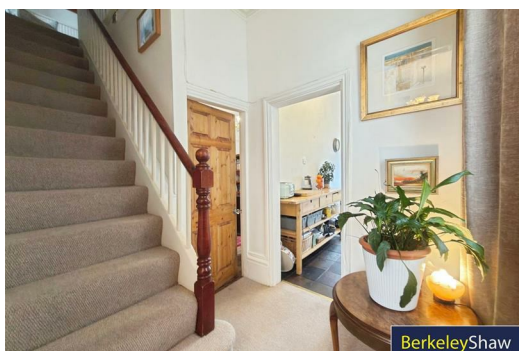
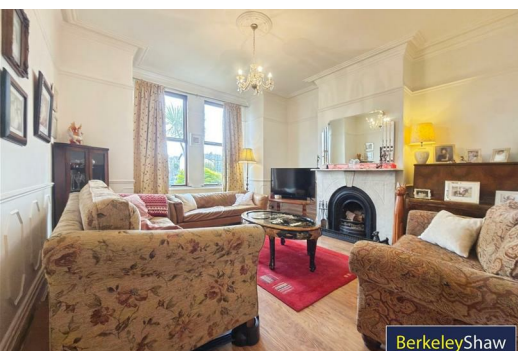
The property features two receptions, a LIVING room to the front and formal DINING ROOM next to the kitchen both with focal fireplaces. The modern kitchen is well-equipped with fitted units, wood effect worktops and eye-level double oven. There is a small laundry/utility room providing practical space 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



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)

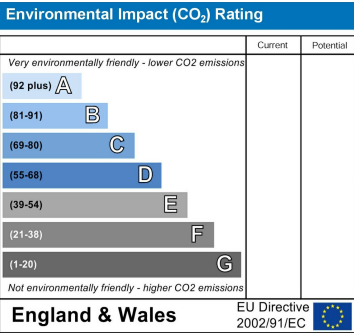
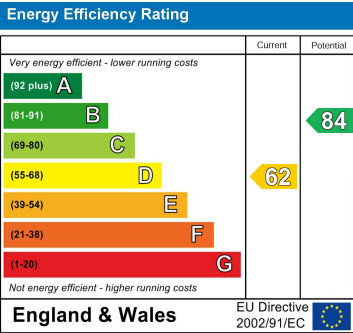
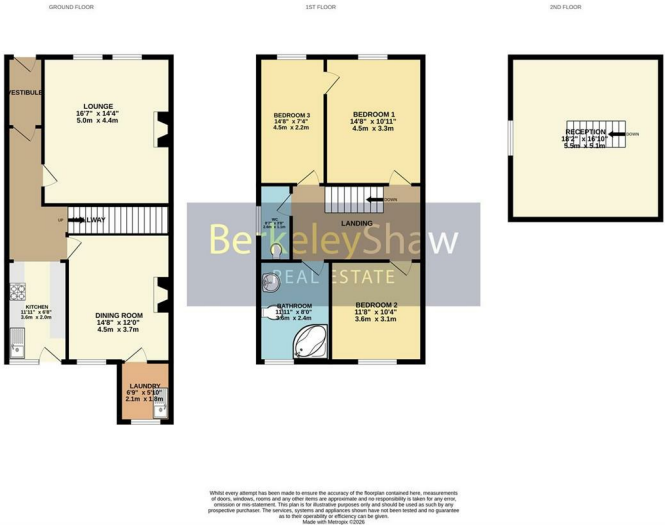
Bathroom

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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