



35 Watchyard Lane, Formby, Merseyside L37 3JT

Guide Price £215,000

*** NEW PRICE *** BERKELEY SHAW are delighted to bring to the market, this well presented and recently updated two bedroom home situated in a great location just a short distance from Formby Village. The property briefly comprises of entrance hallway, lovely light and airy lounge, a sociable kitchen dining room that opens on to the well maintained westerly facing rear garden, two double bedrooms and modern family bathroom. Externally there is an enclosed rear garden and driveway parking to the front.



Entrance Hallway

Double glazed door into entrance hall. Door to lounge. Stairs to first floor.

Lounge

13'7" x 12'2" (4.16 x 3.72)

With double glazed window to front. Feauture gas fire with marble hearth and wooden mantle. Door to kitchen.

Kitchen Dining Room

16'11" x 10'5" (5.16 x 3.19)

A lovely spacious kitchen dining room fitted with a range of wood effect base and wall units with complimenting work surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven, gas hob and extractor hood. Space for freestanding white goods. Two double glazed windows that over look the rear garden. Double glazed patio doors that also open on to the rear garden.

First Floor

With doors off to bedrooms one and two and family bathroom.

Bedroom One

13'8" x 12'4" (4.17 x 3.77)

Double glazed window to front. radiator. Built in wardrobe.

Bedroom Two

10'3" x 10'0" (3.13 x 3.06)

Double glazed window to rear. Radiator. Cupboard housing boiler.

Family Bathroom

Fitted with a suite comprising panelled bath with shower over, hand wash basin and WC. Double glazed obscured window to rear.

Outside

The garden is to the rear of the property and offers a sunny westerly aspect. Being laid to lawn with gravelled areas. There is a rear access gate.

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

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		
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