



5 Kirklake Bank, Formby, Liverpool, Merseyside. L37 2YJ

Offers Over £600,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Viewing is essential to fully appreciate this immaculately presented four double bedroom detached family home which offers spacious and versatile accommodation with potential to extend to the front, side and rear (architect drawings are available). This delightful property is situated in a sought after cul-de-sac location in Formby convenient for local Primary and Secondary schools, local shops, Formby village with all its amenities, Formby railway station and the Pinewoods Nature Reserve and beach. NO UPWARD CHAIN

FEATURES

- ENTRANCE HALL CLOAKROOM/W.C.
- DUAL ASPECT ENTERTAINING ROOM
- REAR DINING ROOM
- CONSERVATORY
- DINING KITCHEN/ LAUNDRY ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- GOOD SIZE WESTERLY REAR GARDEN



ROOM DESCRIPTIONS

Covered Entrance

Bright Entrance Hall

U.P.V.C framed door with opaque window panel and window to side; 'Oak' effect wooden flooring; ornate 'Oak' effect radiator cover; stairs to first floor with 'Oak' effect balustrade; under stairs cloaks cupboard.

Cloakroom/WC

Suite comprising a low level wc; wall mounted wash hand basin with tiled splashback; built in cupboard with shelving.

Dual Aspect Entertaining Room

19' 02" x 12' 04" (5.84m x 3.76m) Feature fire surround fitted with a coal effect gas fire; U.P.V.C framed double glazed window to front and U.P.V.C framed double glazed double opening doors leading onto the westerly facing rear patio and garden.

Rear Dining Room

9' 10" x 9' 09" (3.00m x 2.97m) U.P.V.C framed double glazed double opening doors with windows to side leading to

Conservatory

12' 02" x 11' 00" (3.71m x 3.35m) U.P.V.C framed double glazed windows and double opening doors leading onto the westerly facing rear patio and garden; laminate flooring.

Splendid Kitchen

13' 00" x 9' 10" (3.96m x 3.00m) Range of base, wall and drawer units; one and a half bowl stainless steel sink unit with mixer tap; freestanding dishwasher and upright refrigerator/freezer; slot in electric cooker with cooker hood above; part tiled walls; U.P.V.C framed double glazed window to rear.

Laundry Room

U.P.V.C framed double glazed door to side; base and wall units with worktop; plumbing for an automatic washing machine and space for a tumble dryer; single stainless steel sink unit with mixer tap; part tiled walls; tiled flooring

FIRST FLOOR

Galleried Landing

Full length window overlooking the delightful front garden.

Master bedroom

13' 03" x 11' 10" (4.04m x 3.61m) (maximum dimensions) U.P.V.C framed double glazed window to rear; range of built in furniture to include wardrobes with hanging rails and shelving, overbed storage units and a dressing table with kneehole.



ROOM DESCRIPTIONS

Spacious Ensuite Bath/Shower Room with WC

11' 10" x 5' 06" (3.61m x 1.68m) White suite comprising a low level wc and wash hand basin in a vanity unit; panelled bath with mixer taps; large shower enclosure fitted with an 'Aqua tronic' electric shower; ladder style heated towel rail; built in storage cupboard; tiled walls; U.P.V.C framed double glazed opaque window to front.

Bedroom No. 2

11' 00" x 9' 07" (3.35m x 2.92m) U.P.V.C framed double glazed window to front; built in cupboard with hanging rail and shelving; built in linen cupboard housing a water cylinder.

Bedroom No. 3

9' 11" x 9' 11" (3.02m x 3.02m) U.P.V.C framed double glazed window to rear.

Bedroom No. 4

13' 01" x 9' 11" (3.99m x 3.02m) reducing to 7'06" U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails and shelving and a drawer unit; loft access.

Family Bathroom with WC

White suite comprising a low level wc; pedestal wash hand basin; panelled 'p' shaped bath fitted with a 'Triton' electric shower and shower screen; part tiled walls; U.P.V.C framed double glazed opaque window to side

OUTSIDE

Double Garage

Up and over door; power and light; door to side; wall mounted 'Worcester' gas heating boiler.

Gardens

Delightful gardens are present to the front and rear. The front garden has a long driveway providing ample parking and is laid to lawn with a paved patio area. The good size enclosed westerly facing rear garden has several patio areas and is laid to lawn with well stocked borders containing bushes and mature trees. There is a garden shed and side gate access.

PLEASE NOTE

Property Disclaimer

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







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