



15 Gorsefield, Freshfield, Liverpool, Merseyside. L37 7HE

£375,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are delighted to present to the market this attractive detached true bungalow which has undergone a full programme of renovation by the current owners and offers cleverly re-designed accommodation. Interior inspection is essential to fully appreciate the deceptively spacious accommodation on offer. No stone has been left unturned and the property would appeal to a wide variety of buyers. This delightful home features THREE DOUBLE BEDROOMS with the option to utilise one of the bedrooms as a SEPARATE SITTING ROOM creating a flexible and versatile floorplan which can be adapted to specific needs and preferences. Occupying a pleasant position in this popular cul-de-sac location which is convenient for numerous local amenities to include some local shops, bus route to Liverpool and Southport and a short distance away from Formby village with its array of coffee bars, restaurants and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- NO UPWARD CHAIN
- FULLY RENOVATED DETACHED TRUE BUNGALOW
- VERSATILE ACCOMMODATION
- SUPERB BREAKFAST KITCHEN WITH BUILT IN APPLIANCES OPEN TO FAMILY/DINING ROOM
- THREE DOUBLE BEDROOMS
- LUXURY BATHROOM WITH W.C.
- U.P.V.C DOUBLE GLAZING
- GAS HEATING SYSTEM
- ATTRACTIVE GARDENS
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Spacious Hall

23' 2" x 4' 11" (7.06m x 1.50m) Composite door with U.P.V.C. framed double glazed side panels with obscure glass; porcelain tiled floor.

Family/Dining Room open to Breakfast Kitchen

20' 3" x 13' 11" reducing to 11'06" (6.17m x 4.23m) Superb range of base wall and drawer units; single drainer matt black sink unit with mixer tap; electric oven and integrated microwave in housing unit; ceramic hob with glass splash back and extractor canopy above; integrated appliances to include refrigerator/freezer, dishwasher, wine cooler and Neff washing machine; cupboard housing Main wall mounted gas heating boiler; centre island with cupboards below and incorporating breakfast bar; kick board lighting; feature panelled wall; porcelain tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed, double opening French doors to rear garden.

Bedroom No.1/Lounge

16' 1" x 10' 4" (4.91m x 3.15m) U.P.V.C. framed double glazed window to front; TV aerial point.

Bedroom No. 2

9' 3" x 16' 1" (2.81m x 4.90m) U.P.V.C. framed double glazed window to front and side; built in cupboard.

Bedroom No. 3

7' 11" x 16' 6" (2.42m x 5.04m) U.P.V.C. framed double glazed window to rear; built in meter cupboard.

Luxury Bathroom

5' 4" x 7' 10" (1.63m x 2.39m) White suite with matt black sanitary fittings comprising a tiled sided bath with mixer tap; mains shower above with fixed head shower and hand held shower attachment; shower screen; pedestal wash hand basin; low level W.C; tiled walls; tiled floor; two U.P.V.C. framed double glazed windows to side with obscure glass.

Outside

Gardens

Gardens are present to front and rear. The front garden has a low wall and paved driveway providing ample off road parking, gate to side providing access to rear garden which is laid to lawn with borders containing established shrubs and bushes with timber decked patio area.

PLEASE NOTE

**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 **

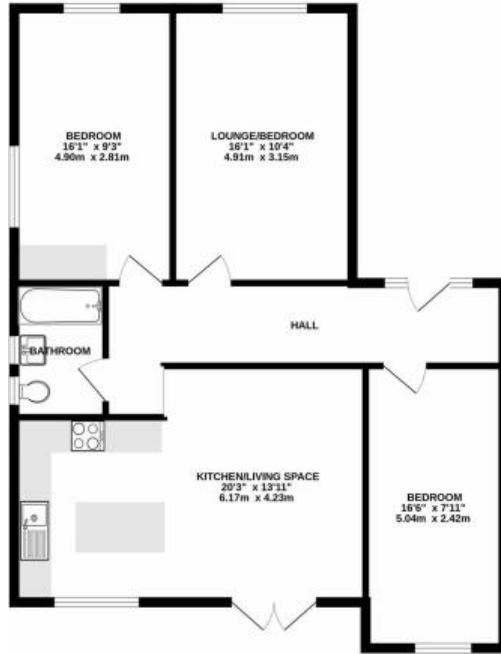






FLOORPLAN & EPC

GROUND FLOOR



We have every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of these, however, cannot and any other than the responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

