



15 Greenloons Walk, Formby, Liverpool, Merseyside. L37 2LE

£350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Offered with no onward chain, this detached property presents an excellent opportunity for those looking to add their own stamp. Set at the end of an enviable cul-de-sac location, the home offers two spacious entertaining rooms, ideal for family living and hosting guests. The ground floor also features a breakfast kitchen, perfect for casual dining, along with a utility room and a convenient ground floor WC. Upstairs, the property has three double bedrooms, including a shower room to the primary bedroom and a family bathroom with WC combined. While the property would benefit from some modernisation, it provides a solid and versatile layout with plenty of potential. Externally, there is a single garage and an enclosed west facing rear garden, offering afternoon and evening sun - ideal for outdoor relaxation or entertaining.

FEATURES

- ENVIABLE CUL-DE-SAC LOCATION
- TWO SPACIOUS & BRIGHT ENTERTAINING ROOMS
- BREAKFAST KITCHEN & LAUNDRY ROOM/WC
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER TO PRIMARY BEDROOM
- FAMILY BATHROOM WITH WC
- WESTERLY FACING ENCLOSED REAR GARDEN
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- REQUIRES SOME MODERNISATION
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed door; laminate flooring.

Front Entertaining Room

17' 02" x 11' 10" (into recess) (5.23m x 3.61m) U.P.V.C framed double glazed window to front; feature brick fire surround fitted with a living flame coal effect gas fire with back boiler system.

Westerly Facing Rear Entertaining Room

20' 03" (into recess) x 10' 04" (6.17m x 3.15m) Two U.P.V.C framed double glazed windows with double opening patio doors leading onto the westerly facing rear garden; feature fire surround fitted with a coal effect electric fire.

Breakfast Kitchen

13' 01" x 8' 01" (3.99m x 2.46m) Base, wall and drawer units; single stainless steel sink unit with mixer tap; space for slot in electric oven and upright refrigerator/freezer; part tiled walls; U.P.V.C framed double glazed window to front and side.

Inner Hall

Built in cloaks cupboard; stairs to first floor.

Utility Room with WC

U.P.V.C framed double glazed window and door to side; base and wall units; single sink unit; freestanding washing machine; low level wc; tiled flooring.

FIRST FLOOR

Landing

Bedroom No. 1

18' 05" x 13' 03" (5.61m x 4.04m) reducing 7'02" (2.18m) to Two U.P.V.C framed double glazed windows to rear.

Ensuite Shower Room

Suite comprising a shower enclosure fitted with a 'Triton' electric shower; wash hand basin in a vanity unit with cupboard below; storage unit with shelving; part tiled walls.

Bedroom No. 2

14' 04" x 7' 11" (4.37m x 2.41m) U.P.V.C framed double glazed window to front; built in recess shelving.

Bedroom No. 3

10' 09" x 7' 03" (3.28m x 2.21m) U.P.V.C framed double glazed window to front.

Family bathroom with WC

Suite comprising a low level wc; panelled bath; pedestal wash hand basin; part tiled walls; linen cupboard housing a water cylinder; loft access.

OUTSIDE

Single Garage

Up and over door.

Gardens

The front garden is laid to lawn with a long paved driveway providing ample parking. The enclosed westerly facing rear garden has a patio area and is laid to lawn with borders containing shrubs and bushes and a greenhouse.

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 **

NOTE

Council Tax Band D

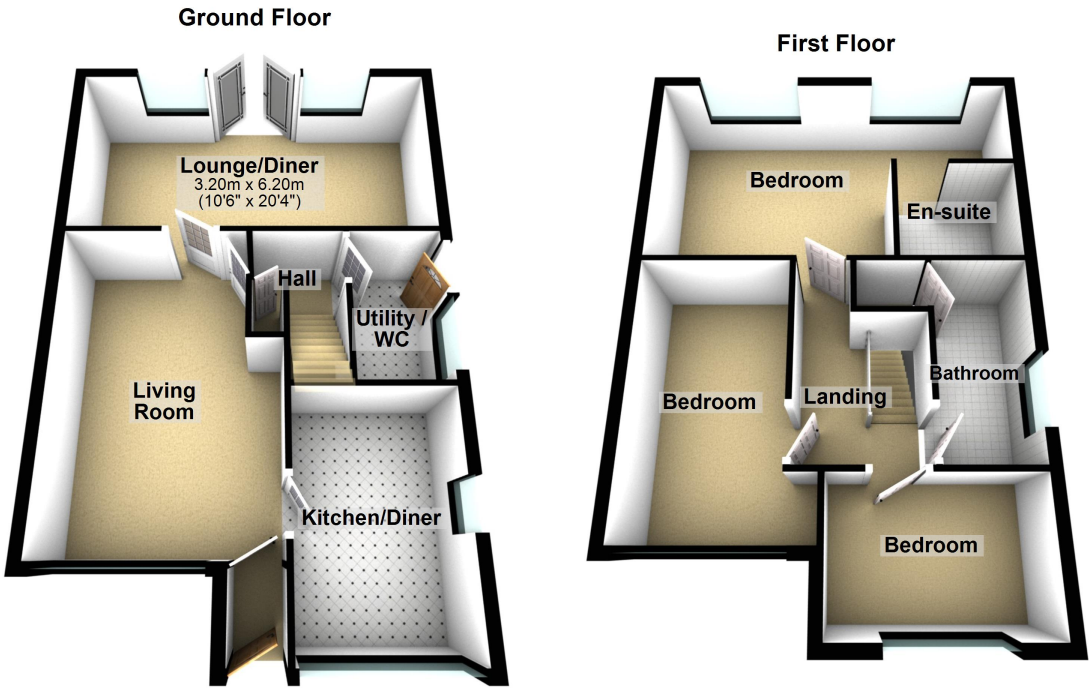
EPC Rating D







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

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