



**29 Mount House Road, Formby, Liverpool, Merseyside. L37 3LA**

**£295,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

NO UPWARD CHAIN... Colette Gunter Estate Agents are delighted to offer for sale this three bedroom detached dormer style house which requires modernisation, however offers huge potential to renovate/ extend (subject to the usual planning consents) to transform into a beautiful family home. The property has the advantage of a good size westerly facing rear garden and is situated in a popular residential location convenient for local schools, shops, transport links and Formby village with all its amenities is within easy reach.

## FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- WESTERLY FACING REAR ENTERTAINING ROOM
- BREAKFAST KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATHROOM WITH WC
- SINGLE GARAGE
- AMPLE OFF ROAD PARKING
- GOOD SIZE WESTERLY FACING REAR GARDEN





## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed door with windows to sides.

### Entrance Hall

Entrance door with an opaque window to side; stairs to first floor with an under stairs storage cupboard.

### Cloakroom/WC

Suite comprising a pedestal wash hand basin with tiled splashback; low level wc; tiled floor; opaque window to side.

### Front Entertaining Room

12' 02" x 10' 04" (3.71m x 3.15m) Window to front.

### Westerly Facing Rear Entertaining Room

20' 04" x 11' 03" (6.20m x 3.43m) Window and double glazed door accessing the rear patio and garden; feature fire surround fitted with a coal effect gas fire.

### Breakfast Kitchen

13' 10" x 8' 02" (4.22m x 2.49m) Base, wall and drawer units; single stainless steel sink unit with mixer tap; space for an upright refrigerator/freezer; 'Stoves' four burner electric hob with cooker hood above; 'Stoves' oven with separate grill in a housing unit; part tiled walls; window to rear and door to side.

### Utility Room

6' 11" x 5' 01" (2.11m x 1.55m) Window to side; plumbing for an automatic washing machine and slimline dishwasher; wall mounted 'Baxi' gas heating boiler.

## FIRST FLOOR

### Landing

Loft access.

### Bedroom No. 1

11' 10" x 9' 04" (to wardrobes) (3.61m x 2.84m) Window to rear; built in wardrobes with hanging rails and shelving.

### Bedroom No. 2

11' 06" x 10' 05" (3.51m x 3.17m) Window to front.

### Bedroom No. 3

9' 11" x 8' 03" (3.02m x 2.51m) 9' 11" x 8' 03" (3.02m x 2.51m) Window to side; access hatch to eaves.

### Family Bathroom with WC combined

Suite comprising a low level wc; pedestal wash hand basin; panelled bath fitted with a mains shower above; part tiled walls; opaque window to side.

## OUTSIDE

Gardens are present to the front and rear. The front garden is laid to lawn with two driveways providing ample parking. The good size westerly facing rear garden has a patio area and is laid to lawn with shrubs, bushes and trees.

## 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 \*\*





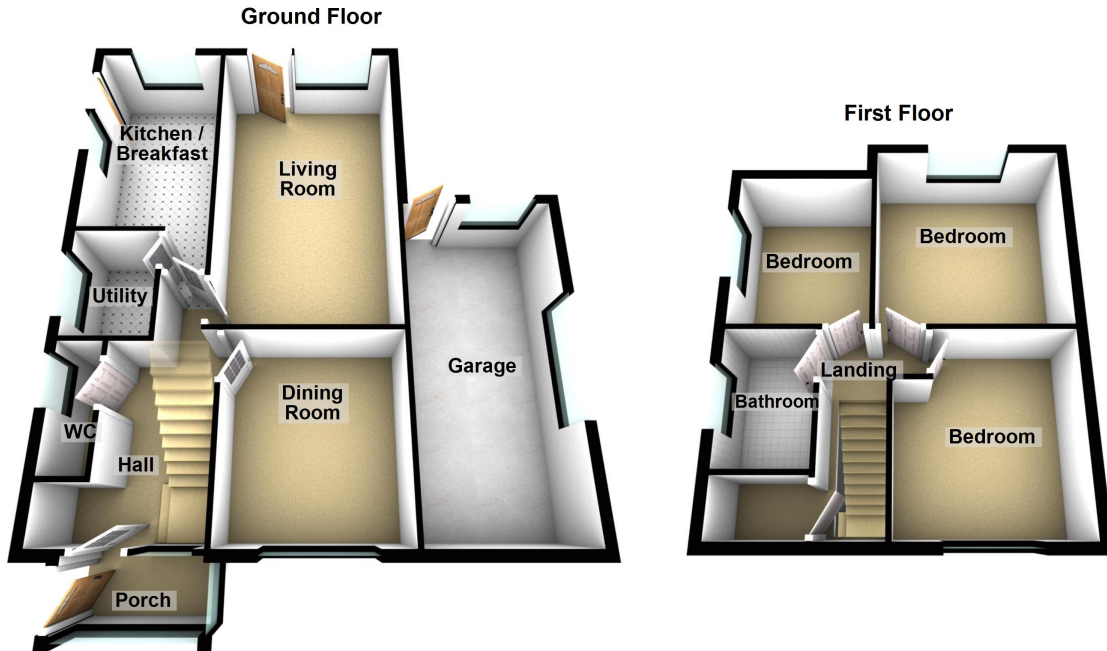








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	84
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

