



2 St Georges Road, Formby, Liverpool, Merseyside. L37 3HH

Offers Over £585,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A rare opportunity has arisen to purchase this 'Freehold' detached true bungalow which sits centrally on a generous plot with gardens to the front, side and rear. This delightful property with 'No Upward Chain', will appeal to a wide variety of buyers, with huge potential to modernise, extend or redevelop (subject to the usual planning consents) and the present owners have professional plans available which show the full potential for renovations/extensions. Situated in a most desirable cul-de-sac location off Freshfield Road, convenient for Formby village with all its amenities, local primary and secondary schools, Freshfield railway station, Formby golf, cricket, hockey and tennis clubs and a stones throw away from the National Trust Pinewoods Nature Reserve and beach. Viewing is highly recommended.

FEATURES

- SOUGHT AFTER CUL-DE-SAC LOCATION OFF FRESHFIELD ROAD
- FREEHOLD PLOT
- TWO ENTERTAINING ROOMS
- BREAKFAST KITCHEN & UTILITY ROOM
- THREE DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- FAMILY SHOWER ROOM
- GAS HEATING SYSTEM & SECONDARY GLAZING
- ATTRACTIVE GARDENS TO FRONT, SIDE & REAR
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Covered Entrance

Large glazed window; tiled floor; light.

Spacious Hall

Glazed door with obscure glass; cloaks cupboard; double accessed cylinder/linen cupboard; access to loft space via a pull down ladder.

Entertaining Room

21' 11" x 13' 11" (6.68m x 4.24m) Double glazed window to rear and side; double glazed French door leading onto the rear garden; feature fireplace fitted with living flame coal effect gas fire (not tested).

Dining Room

14' 11" x 12' 11" (4.55m x 3.94m) Secondary glazed window to side.

Breakfast Kitchen

11' 11" x 11' 11" (3.63m x 3.63m) Base, wall and drawer units; double drainer stainless steel sink unit with mixer tap; Range style cooker; freestanding refrigerator and freezer; part tiled walls; extractor; fan; secondary glazed window to side.

Utility Room

Plumbing for automatic washing machine; built in broom cupboard; freestanding gas heating boiler; glazed window to side; glazed door.

Bedroom No. 1

16' 11" into wardrobe x 11' 0" at widest point (5.16m x 3.35m) Secondary glazed window to side; Two built in wardrobes with hanging rails and overhead cupboards.

En-Suite Bathroom

Suite comprising of a panelled bath; inset wash hand basin in vanity unit with cupboard below; low level W.C.; secondary glazed window to side.

Bedroom No. 2

18' 10" into wardrobe x 11' 0" (5.74m x 3.35m) Double aspect Secondary glazed window to front and side; built in wardrobes with hanging rails and overhead storage.

Bedroom No. 3

18' 11" into wardrobe x 9' 11" (5.77m x 3.02m) Secondary glazed window to side; built in wardrobes with hanging rail and overhead cupboards.



ROOM DESCRIPTIONS

Family Shower Room

Suite comprising of a tiled shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; part tiled walls; extractor fan; secondary glazed obscure window to front.

Outside

Detached Double Garage

16' 0" x 16' 0" (4.88m x 4.88m) Brick built with up and over door; power and light; water supply and sink; two attached garden/storage sheds.

Gardens

Mature gardens encircle the bungalow and include lawns, patio areas, mature trees, flowering shrubs and bushes. The front garden has a wide driveway providing ample off road parking and access to the double garage at the rear of the property.

PLEASE NOTE

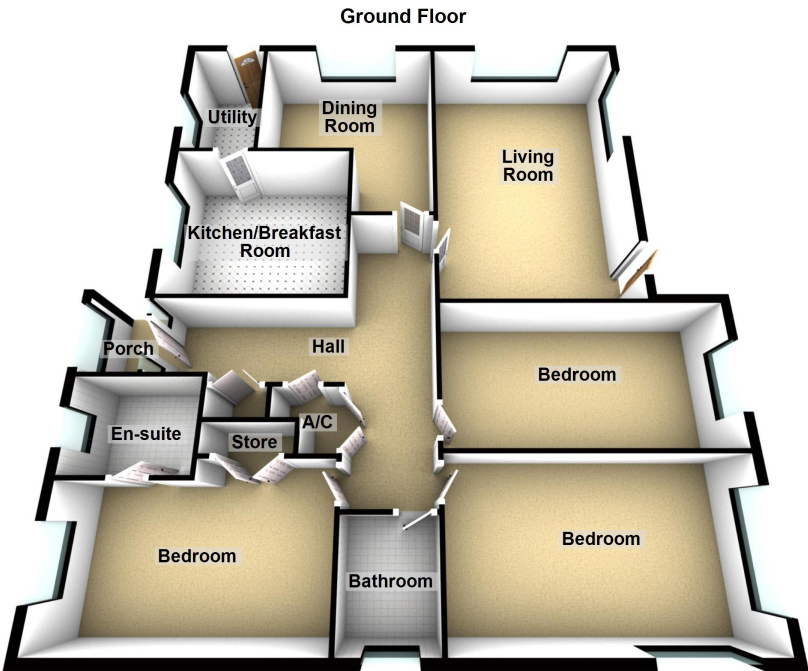
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Measurement are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC