



**Flat 5, 76 Deans Court, Gores Lane, Formby, Liverpool. L37 7HS**

**£275,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

\*\*\*NO CHAIN\*\*\* Colette Gunter Estate Agents are delighted to offer for sale this particularly well appointed apartment which enjoys the benefit of a southerly facing entertaining room with balcony. Deans Court is a select development situated in a much sought after location and would appeal to a wide variety of buyers, set in immaculately presented communal gardens the property is convenient for numerous local amenities including Formby Cricket, Tennis and bowling clubs, Freshfield Railway Station and Formby Village with its array of coffee shops, restaurants, local shops and supermarkets.

## FEATURES

- GROUND FLOOR APARTMENT
- SPACIOUS ENTERTAINING ROOM WITH SOUTHERLY FACING BALCONY
- WELL APPOINTED BREAKFAST KITCHEN
- CLOAKROOM/W.C.
- THREE BEDROOMS (MASTER WITH BUILT IN WARDROBES
- SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE EN-BLOC
- ATTRACTIVE COMMUNAL GARDENS & PARKING
- SOUGHT AFTER ESTABLISHED LOCATION



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed door; meter cupboard.

### Hall

Cloaks cupboard.

### Cloakroom/W.C.

White suite comprising of inset wash hand basin in vanity unit with cupboard below; low level W.C.; tiled walls; tiled floor; extractor.

### Spacious Southerly Entertaining Room with Balcony

13' 2" x 17' 8" (4.01m x 5.38m) U.P.V.C. framed double glazed sliding patio doors opening to balcony; media storage unit to one wall.

### Well Appointed Breakfast Kitchen

13' 10" x 12' 11" (4.22m x 3.94m) Range of base, wall and drawer units; pan drawers; one and a half bowl single drainer, stainless steel sink unit with mixer tap; electric hob with cooker hood over; electric oven in housing unit; space for upright refrigerator/freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; space for tumble dryer; pull out carousel unit; cupboard housing Vaillant wall mounted gas heating boiler; two U.P.V.C. framed double glazed windows.

### Bedroom No. 1

9' 8" into recess x 15' 7" into wardrobe (2.95m x 4.75m) U.P.V.C. framed double glazed window to rear; range of built in furniture to included wardrobes with hanging rails and shelving, dressing table with knee-hole and drawers and overbed cupboards.

### Bedroom No. 2

8' 1" x 12' 3" (2.46m x 3.73m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

### Bedroom No. 3

8' 0" x 12' 3" (2.44m x 3.73m) U.P.V.C. framed double glazed window to rear.

### Shower Room with W.C.

White suite comprising of a large walk in shower compartment; inset wash hand basin in vanity unit; low level W.C. with concealed cistern; toiletries cupboard with mirrored doors; chrome ladder style radiator; tiled walls; tiled floor.

### Outside

### Single Garage En-Bloc

Metal up and over door; power and light.

### Communal Gardens

Attractive gardens surround the development and are for the exclusive use of the apartment owners.

### 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 \*\*

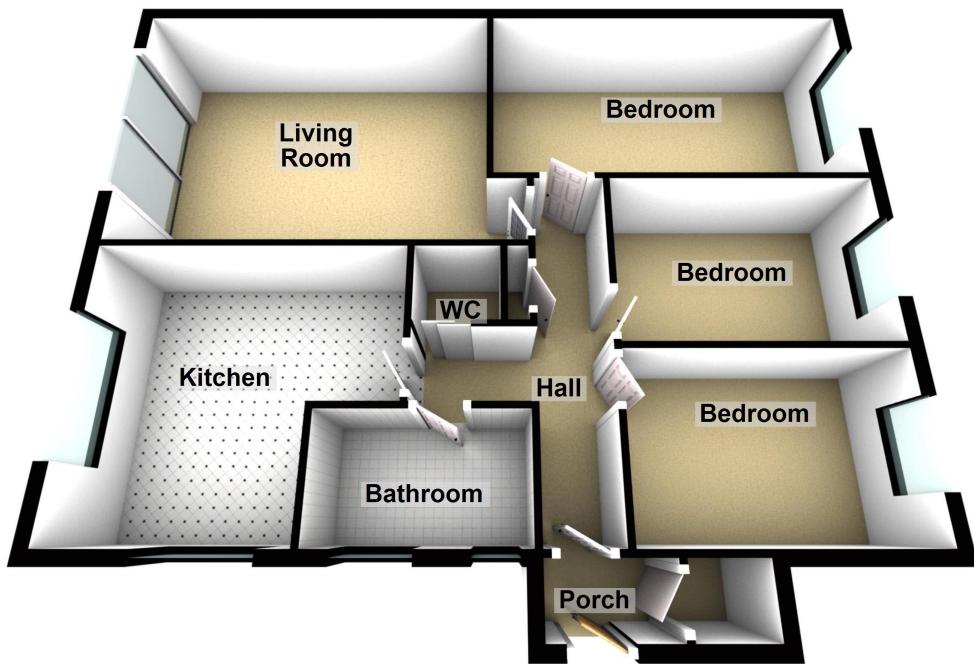






## FLOORPLAN & EPC

### Ground Floor



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
EU Directive 2002/91/EC		