



19 Dukes Way, Formby, Liverpool, Merseyside. L37 4AX

Offers in Region of £410,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO ONWARD CHAIN....A deceptively spacious detached true bungalow which occupies a particularly pleasant position in this much sought after cul-de-sac location. The property offers versatile accommodation with the advantage of a double garage which offers the potential to be converted into additional living space subject to the relevant planning consents, additional features include a good sized lounge, kitchen open to dining room, THREE bedrooms, bathroom with W.C and separate W.C. The attractive gardens are a particular feature an additional garden to the side.

Situated in this prime location which is convenient for Formby railway station and a stones throw away from Formby Village with its vibrant atmosphere and wide variety of trendy wine bars, coffee bars, restaurants, independent shops and supermarkets. The property is also just a short distance away from the The National Trust Nature Reserve which is home to the native but rare red squirrels. EARLY VIEWING ADVISED

FEATURES

- TRUE BUNGALOW - CUL DE SAC LOCATION
CLOSE TO FORMBY VILLAGE & RAILWAY STATION
- SPACIOUS LOUNGE
- KITCHEN OPEN TO DINING AREA
- THREE BEDROOMS
- BATHROOM WITH W.C. & SEPARATE W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DOUBLE WIDTH GARAGE WITH ELECTRICALLY OPERATED DOOR
- ATTRACTIVE GARDENS & OFF ROAD PARKING
- POTENTIAL TO EXTEND TO THE SIDE & CONVERT GARAGE SUBJECT TO THE RELEVANT PLANNING CONSENTS
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Porch

U.P.V.C. framed double glazed door and U.P.V.C. framed double glazed windows to side; tiled floor.

Hall

Glazed door with obscure glass and matching side window; cloaks cupboard.

Lounge

12' 10" x 16' 9" into bay (3.91m x 5.11m) U.P.V.C. framed double glazed bow window to front; U.P.V.C. framed double glazed window to side; feature fireplace surround fitted with coal effect gas fire; four wall light points.

Kitchen open to Dining Room

18' 8" x 16' 6" (5.69m x 5.03m) Range of base wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; electric oven and grill in housing unit; four burner gas hob; cooker hood; plumbing for automatic washing machine; part tiled walls; large storage cupboard; ladder access to partially boarded loft with light; cupboard housing wall mounted Worcester gas heating boiler; door to garage; U.P.V.C. framed double glazed window to rear and side; U.P.V.C. framed double glazed French door to rear garden with matching side window.

Main Bedroom

14' 0" into wardrobe x 13' 6" into bay (4.27m x 4.11m) U.P.V.C. framed double glazed bow window to front; inset fitted wardrobe with hanging rails and shelving; built in wardrobes with mirrored sliding doors, split and full length hanging rails and shelving.

Bedroom No. 2

7' 9" x 12' 9" (2.36m x 3.89m) U.P.V.C. framed double glazed window to rear and side; built in wardrobe with hanging rail and shelving; inset wash hand basin in vanity unit.

Bedroom No. 3

7' 9" x 9' 9" (2.36m x 2.97m) U.P.V.C. framed double glazed window to rear.

Bathroom with W.C.

5' 7" x 8' 3" (1.70m x 2.51m) Suite comprising panelled bath with mains shower over; inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Separate W.C.

2' 8" x 5' 1" (0.81m x 1.55m) Low level W.C.; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Double Garage

18' 7" x 15' 2" (5.66m x 4.62m) One electrically operated door and one metal up and over door; power and light.

Front Garden

Paved driveway providing off road parking, raised borders containing established shrubs and bushes, gated side access.

Rear & Side Gardens

Laid to lawn to rear and side with borders containing established small trees, flowering shrubs and bushes, paved patio and covered storage area to side.

PLEASE NOTE

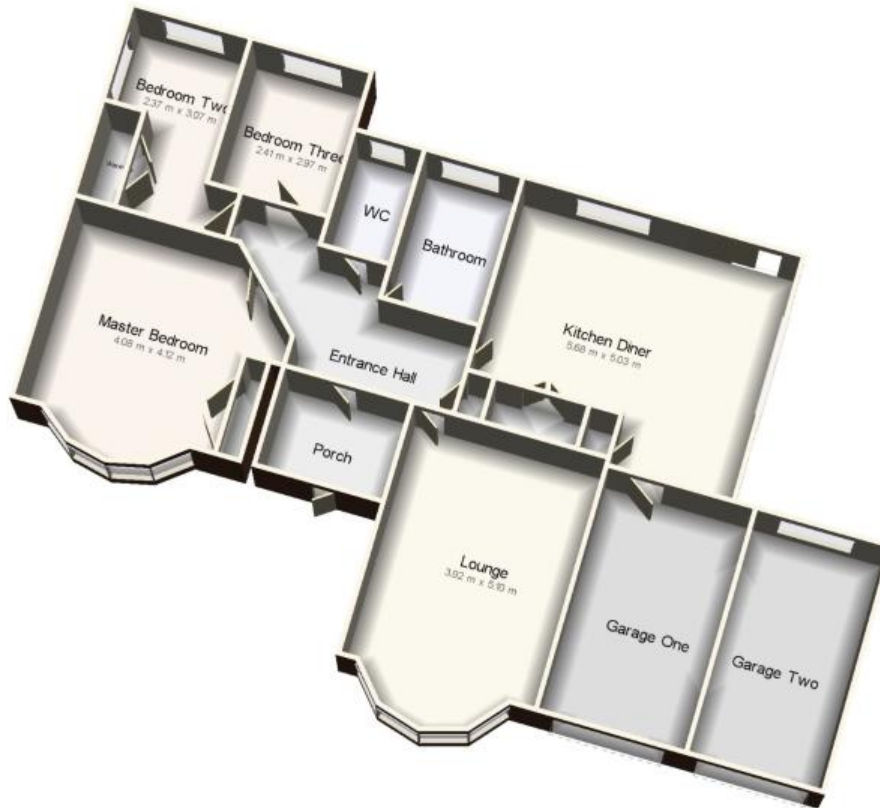
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

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