



8 Elm Drive, Formby, Liverpool, Merseyside. L37 2DL

Offers Over £325,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

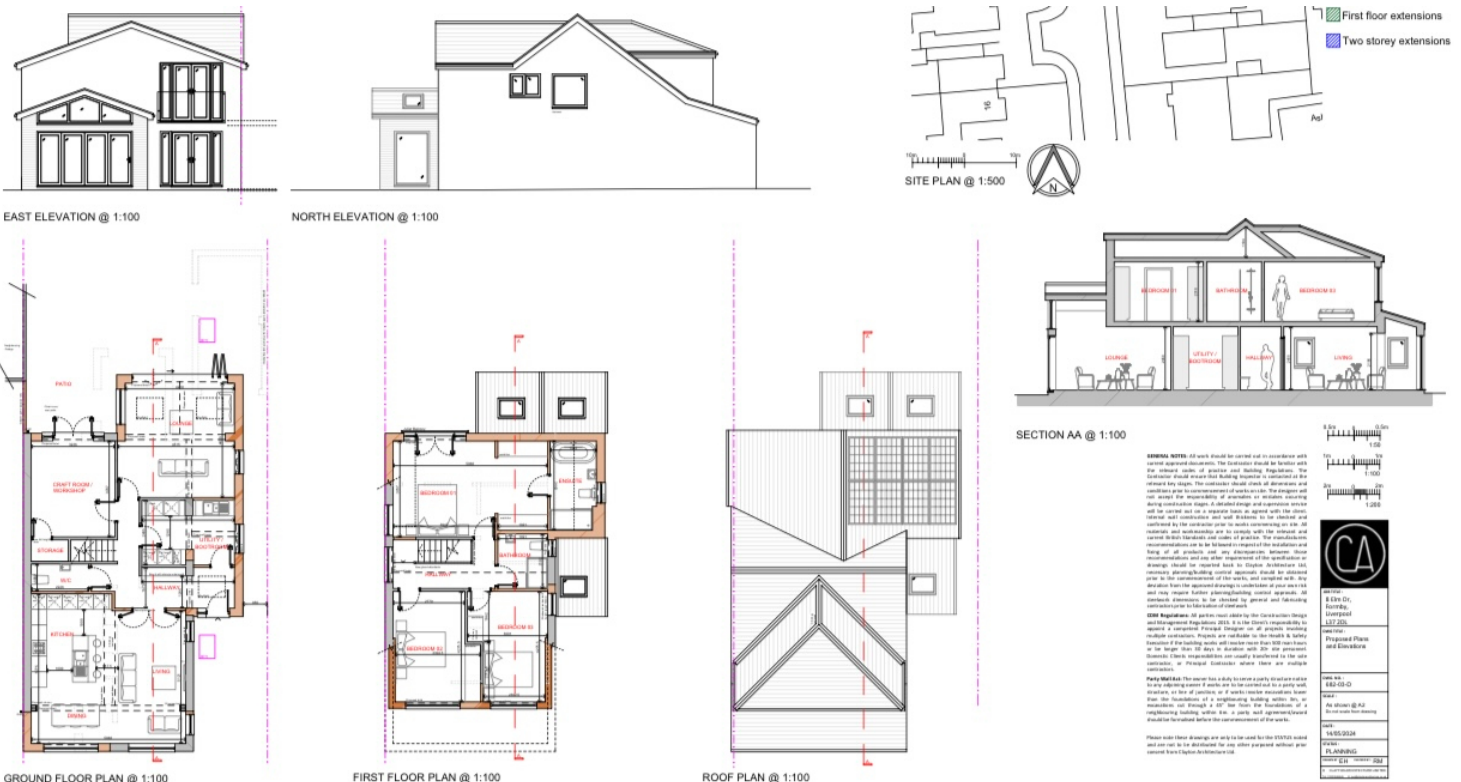
NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this detached dormer style house which presents a unique opportunity for renovation and extension. FULL PLANNING PERMISSION has been granted for extension to the front, side and rear and the approved plans offer significant potential to transform this property into your dream home. Currently the property showcases classic dormer style features and offers a versatile floorplan which would appeal to a wide variety of buyers. Features include TWO/THREE entertaining rooms, dining kitchen, THREE/Four bedrooms, first floor bathroom and ground floor wet room. Outside the property occupies a pleasant position with ample off road parking and an enclosed rear garden.

Situated in a popular established location which is convenient for local primary and secondary schools, transport links including Formby Railway station and close to the National Trust Pinewoods Nature Reserve and Beach. EARLY VIEWING ADVISED

DC/2024/00824 - Erection of single storey extensions to the front, rear and side following the demolition of existing garage, erection of first floor dormer extensions to the front and rear of the dwelling house to include solar roof panels, an additional first floor gable window and a Juliet balcony, together with the construction of a wall/fence along part of the boundary of 7 and 9 Elm Drive.

FEATURES

- POPULAR CUL-DE-SAC LOCATION
- TWO/THREE ENTERTAINING ROOMS
- DINING KITCHEN
- GROUND FLOOR WET ROOM & SPACIOUS FIRST FLOOR BATHROOM
- THREE/FOUR BEDROOMS
- MAJORITY DOUBLE GLAZING & GAS HEATING SYSTEM
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- GARDENS TO FRONT & REAR
- FULL PLANNING PERMISSION GRANTED FOR EXTENSION - DC/2024/00824



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window to side.

Lounge

10' 6" x 17' 7" (3.20m x 5.36m) U.P.V.C. framed double glazed window to front; feature fireplace fitted with coal effect gas fire.

Dining Kitchen

8' 5" x 22' 3" (2.57m x 6.78m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for upright refrigerator/freezer; plumbing for automatic washing machine and dishwasher; cupboard housing freestanding gas heating boiler; part tiled walls; U.P.V.C. framed double glazed window to front and side; double glazed window to side.

Inner Hall

Stairs to first floor.

Wet Room

5' 5" x 8' 2" (1.65m x 2.49m) Mira electric shower; ceramic sink; W.C.; wall heater; double glazed window and door to side with obscure glass.

Rear Sitting Room

8' 10" x 17' 2" (2.69m x 5.23m) (maximum dimensions) Double glazed window to side; double glazed sliding patio door to rear.

Family Room/Bedroom No. 4

Double glazed window to rear; deep understairs storage cupboard.

First Floor

Landing

Loft access.

Bedroom No. 1

9' 1" x 10' 3" (2.77m x 3.12m) U.P.V.C. framed double glazed window to front; built in wardrobe with hanging rail and shelving.

Bedroom No. 2

8' 2" x 13' 6" (2.49m x 4.11m) U.P.V.C. framed double glazed window to front; double glazed window to side; cylinder/linen cupboard; eaves storage.

Bedroom No. 3

6' 8" x 10' 7" (2.03m x 3.23m) U.P.V.C. framed double glazed window to side; eaves storage.

Spacious Bathroom

9' 4" x 7' 7" (2.84m x 2.31m) Suite comprising panelled bath; pedestal wash hand basin; low level W.C.; part tiled walls; tiled floor; double glazed window to side with obscure glass.

Outside

Single Garage

Metal up and over door; U.P.V.C. framed double glazed window to side.

Gardens

Gardens are present to front and rear. The front garden has a lawn and paved driveway providing ample off road parking. The enclosed rear garden is lawned with borders containing established flowering shrubs and bushes.

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

