



Greenacre, Moss Side, Formby, Liverpool, Merseyside. L37 0AE

£495,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Located on a generous plot in a semi-rural setting this four bedroom detached dormer style house with an adjoining one bedroom annexe offers spacious and versatile accommodation to suit changing family needs and has huge potential to transform into a beautiful home. Briefly features include a front lounge open to the kitchen and garden room, large utility room, ground floor bedroom and bathroom and two double bedrooms to the first floor. The adjoining annexe consists of a front entertaining room, kitchen and wet room and would be ideal for someone requiring independent living or the potential for a holiday let/airbnb. Situated on the edge of Formby, however within easy reach of local amenities, schools, bus routes and motorway links. Viewing is essential to fully appreciate the full potential that this property has to offer.

FEATURES

- EXCELLENT VERSATILE ACCOMMODATION
- DETACHED DORMER BUNGALOW ON LARGE PLOT
- ADJOINING ONE BEDROOM ANNEXE
- ENTERTAINING ROOM OPEN TO KITCHEN & CONSERVATORY
- STUDY
- UTILITY AREA / WALK IN CLOAKROOM
- GROUND FLOOR BATHROOM & BEDROOM
- TWO DOUBLE BEDROOMS TO FIRST FLOOR
- GARAGE & AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN WITH SUMMER HOUSE



ROOM DESCRIPTIONS

L-Shaped Entrance Hall

U.P.V.C framed entrance door; spindled staircase to first floor; exposed floorboards.

Open Plan Front Entertaining Room

11' 11" x 11' 09" (3.63m x 3.58m) U.P.V.C framed double glazed to front and side; feature log burner; open to....

Open Plan Kitchen

11' 08" x 9' 09" (3.56m x 2.97m) Excellent range of base, wall and drawer units with an integrated dishwasher; five burner gas hob with cooker hood above; 'Bosch' oven and microwave in a housing unit; one and a half bowl acrylic sink unit with mixer tap; space for an upright refrigerator; freestanding breakfast bar; open to....

Conservatory

12' 00" x 9' 02" (3.66m x 2.79m) U.P.V.C framed double glazed windows and double opening doors leading onto the large rear garden; tiled flooring.

study / Bedroom

12' 06" x 9' 11" (3.81m x 3.02m) U.P.V.C framed double glazed window and door to rear; wall mounted 'Worcester' gas heating boiler; plumbing for an automatic washing machine.

Utility Area

Space for a tumble dryer

Walk in Wardrobe

7' 11" x 7' 11" (2.41m x 2.41m) U.P.V.C framed double glazed window to front.

Bedroom No. 1

15' 00" (into bay window) x 9' 08" (4.57m x 2.95m) U.P.V.C framed double glazed box bay window to front.

Ground Floor Bathroom

9' 11" x 6' 02" (3.02m x 1.88m) Suite comprising a low level wc; bidet; tile sided bath fitted with a mains shower; wash hand basin in a vanity unit with a mirror above; ladder style heated towel rail; part tiled walls and tiled flooring; U.P.V.C framed double glazed opaque window to rear.

FIRST FLOOR

Bedroom No. 2

11' 11" x 9' 10" (3.63m x 3.00m) Window to rear; laminate flooring; eaves storage.

Bedroom No. 3

11' 09" x 9' 05" (3.58m x 2.87m) (sloping ceilings) U.P.V.C framed double glazed window to rear; 'Velux' window.

ANNEX

Lounge

14' 06" x 11' 09" reducing to 8'11"(4.42m x 3.58m reducing to 2.72m) Double glazed window to front; laminate flooring.

Kitchen

10' 05" x 6' 11" (3.17m x 2.11m) Wall, base and drawer units; single sink unit with mixer tap; 'Hotpoint' electric hob with built under oven and cooker hood above; space for a refrigerator/freezer; laminate flooring; U.P.V.C framed window and door.

Bedroom

13' 07" x 7' 02" (4.14m x 2.18m) U.P.V.C framed double glazed window to rear; laminate flooring.

Wet Room with WC

Suite comprising a pedestal wash hand basin; low level wc; 'Mira' electric shower; part tiled walls.

OUTSIDE

Garage

Up and over door; power and light.

Gardens

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+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

