



**56 Church Road, Formby, Liverpool, Merseyside. L37 3NG**

**Offers Over £410,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to offer for sale this thoughtfully extended semi detached house which has been re-designed to create spacious family accommodation. Features include a generous family entertaining room with dining area, modern breakfast kitchen with built in appliances and centre island, large primary bedroom with en-suite shower room and dressing room and luxury family bathroom/shower room. Occupying a good sized corner plot position in this established location which is convenient for all local amenities including local schools, transport links and Formby Village with its vast variety of coffee shops, restaurants, independent shops and supermarkets. EARLY VIEWING ADVISED.

## FEATURES

- SUPERB FAMILY ACCOMMODATION
- THOUGHTFULLY EXTENDED ACCOMMODATION
- CORNER PLOT POSITION
- SPACIOUS BREAKFAST KITCHEN WITH BUILT IN APPLIANCES
- FAMILY ENTERTAINING ROOM WITH DINING AREA
- LOUNGE/PLAYROOM
- UTILITY ROOM & CLOAKROOM/WC
- THREE DOUBLE BEDROOMS
- PRIMARY EN-SUITE SHOWER ROOM
- DRESSING ROOM/STUDY
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- U.P.V.C DOUBLE GLAZED WINDOWS FITTED WITH PLANTATION SHUTTERS
- GAS HEATING SYSTEM
- SINGLE GARAGE & OFF ROAD PARKING
- GARDENS TO FRONT, SIDE & REAR WITH SOUTHERLY SIDE ASPECT



## ROOM DESCRIPTIONS

### Enclosed Vestibule

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

### Hall

Composite double glazed door with 'leaded' lights; U.P.V.C. framed double glazed window to side; understairs storage; laminate flooring.

### Front Sitting Room/Playroom

11' 0" x 11' 9" excluding bay (3.35m x 3.58m) U.P.V.C. framed double glazed splayed bay window to front; laminate flooring.

### Breakfast Kitchen

17' 4" x 13' 1" (5.28m x 3.99m) Range of base, wall and drawer units; pan drawers; granite working surfaces; integrated larder refrigerator and larder freezer; Smeg electric oven and integrated microwave in housing unit; Hotpoint induction hob with granite splash back and extractor above; under unit lighting; centre island with granite work top incorporating an inset stainless steel sink unit with mixer tap; integrated dishwasher; base cupboards; wine storage and breakfast bar; laminate flooring; U.P.V.C. framed double glazed bi-folding doors to rear garden; glazed double opening doors to:-

### Through Entertaining Room with Dining Area

12' 3" x 23' 7" (3.73m x 7.19m) U.P.V.C. framed double glazed splayed bay window to front; U.P.V.C. framed double glazed bi-folding doors to rear garden; laminate flooring; door to:

### Utility Room

6' 0" x 5' 3" (1.83m x 1.60m) Vaillant wall mounted gas heating boiler; plumbing for automatic washing machine; base cupboard; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear; door to garage; door to:-

### Cloakroom/W.C.

Low level W.C.; wall mounted wash hand basin; tiled floor; tiled walls.

### First Floor

#### Landing

#### Primary Bedroom

11' 8" x 18' 2" (3.56m x 5.54m) U.P.V.C. framed double glazed window to front.

#### En-Suite Shower Room

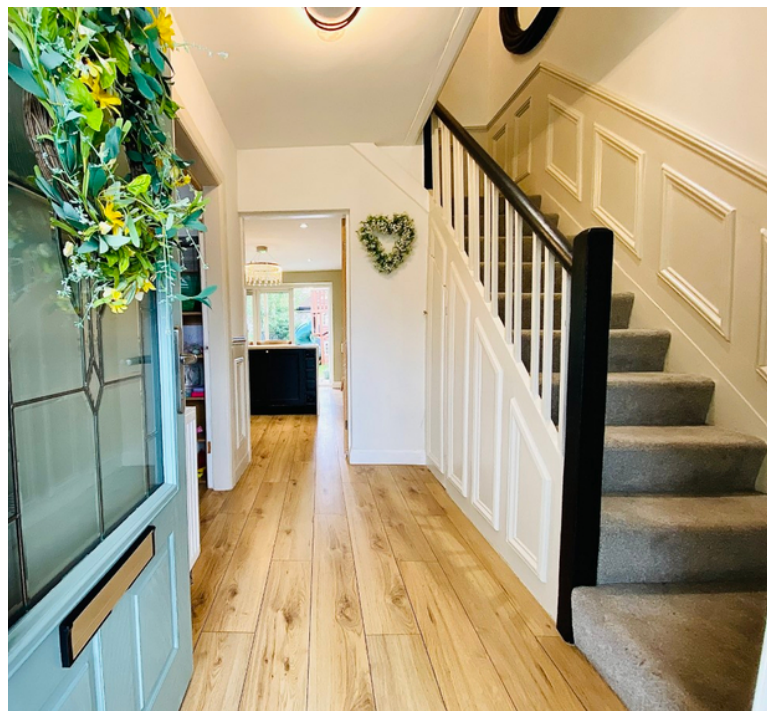
11' 6" x 4' 8" (3.51m x 1.42m) Suite comprising a walk-in shower with mains fitment; inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; mirrored toiletries cupboard; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

#### Dressing Room/Study

8' 10" x 7' 8" (maximum dimensions) (2.69m x 2.34m) U.P.V.C. framed double glazed window to front.

#### Bedroom No. 2

10' 9" x 13' 3" (3.28m x 4.04m) U.P.V.C. framed double glazed window to rear.





## ROOM DESCRIPTIONS

### Bedroom No. 3

8' 5" x 10' 10" (2.57m x 3.30m) U.P.V.C. framed double glazed window to front; built in wardrobe with sliding door; laminate flooring.

### Family Bathroom/Shower Room

7' 3" x 10' 0" (2.21m x 3.05m) Suite comprising luxury claw foot bath with freestanding mixer tap and hand held shower attachment; tiled shower compartment with mains fitment, fixed head shower and hand held shower attachment; inset sink in vanity unit; low level W.C; chrome ladder style radiator; tiled walls; tiled floor; extractor; U.P.V.C. framed double glazed window to rear with obscure glass.

### Outside

#### Attached Single Garage

Metal up and over door; power and light.

#### Gardens

Gardens to front, side and rear. The front garden is laid to lawn with driveway providing off road parking. The rear and southerly facing side gardens are laid to lawn with patio areas, pergola and borders containing established 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 \*\*







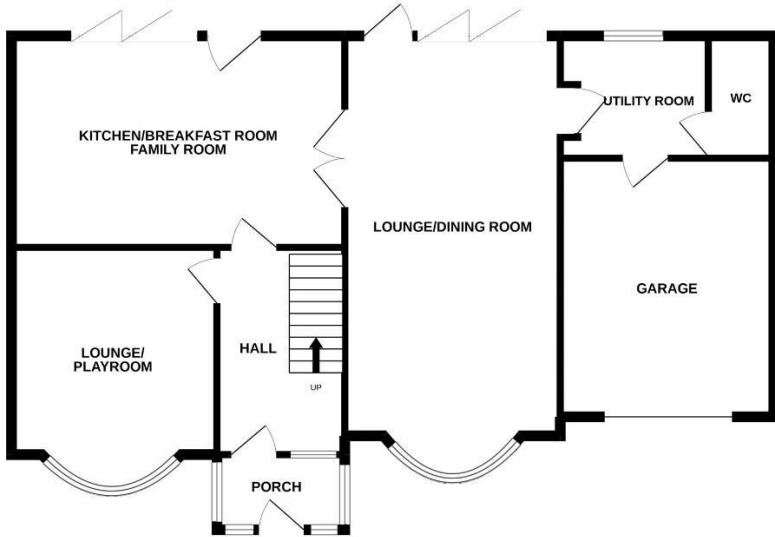




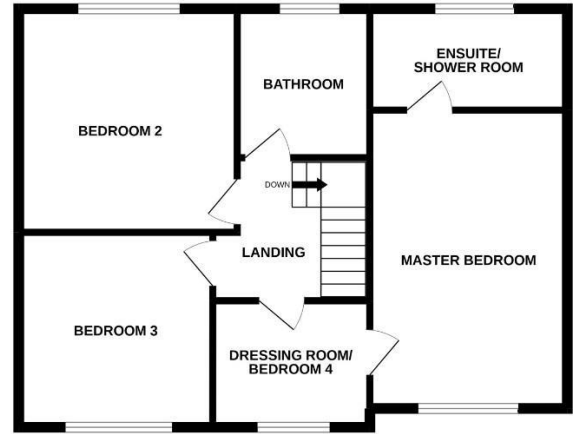


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

