



19 Windsor Road, Formby, Liverpool, Merseyside. L37 6DX

£260,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned semi detached house, whilst in need of some modernisation the property offers great potential and would appeal to a wide variety of buyers. Features include two entertaining rooms, a well appointed kitchen, THREE bedrooms, bathroom and separate W.C., attractive gardens and attached garage.

Situated in a popular established location which is convenient for local primary and secondary schools, transport links including Formby railway station and the local circular bus route to Formby Village where you will find a wide variety of restaurants, coffee bars, independent shops and supermarkets.

FEATURES

- NO ONWARD CHAIN
- TWO ENTERTAINING ROOMS
- KITCHEN
- THREE BEDROOMS
- BATHROOM & SEPARATE W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE
- GARDENS & OFF ROAD PARKING



ROOM DESCRIPTIONS

Hall

U.P.V.C. framed double glazed door with obscure glass and matching side window; understairs storage.

Lounge

12' 3" x 14' 9" into bay (3.73m x 4.50m) U.P.V.C. framed double glazed bay window to front; fireplace surround fitted with electric fire; sliding doors to:-

Dining Room

11' 7" x 10' 10" (3.53m x 3.30m) U.P.V.C. framed double glazed sliding patio door with matching side window to rear garden.

Kitchen

7' 4" x 14' 9" (2.24m x 4.50m) Base, wall and drawer units; single drainer sink unit with mixer tap; built under electric oven; four burner gas hob; cooker hood; space for upright refrigerator/freezer; plumbing for automatic washing machine; cupboard housing wall mounted gas heating boiler; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side.

First Floor

Landing

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

Bedroom No. 1

12' 4" into wardrobe x 15' 6" into bay (3.76m x 4.72m) U.P.V.C. framed double glazed bay window to front; built in wardrobes to one wall.

Bedroom No. 2

11' 7" x 11' 0" (3.53m x 3.35m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

6' 9" x 8' 2" (2.06m x 2.49m) U.P.V.C. framed double glazed window to front. built in wardrobe.

Bathroom

7' 4" x 5' 5" (2.24m x 1.65m) Suite comprising panelled bath; pedestal wash hand basin; cylinder/linen cupboard; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Separate W.C.

Low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Attached Single Garage

Up and over door.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with paved driveway providing off road parking. The good sized enclosed rear garden is laid to lawn with borders containing shrubs and bushes and paved patio area to side.

PLEASE NOTE

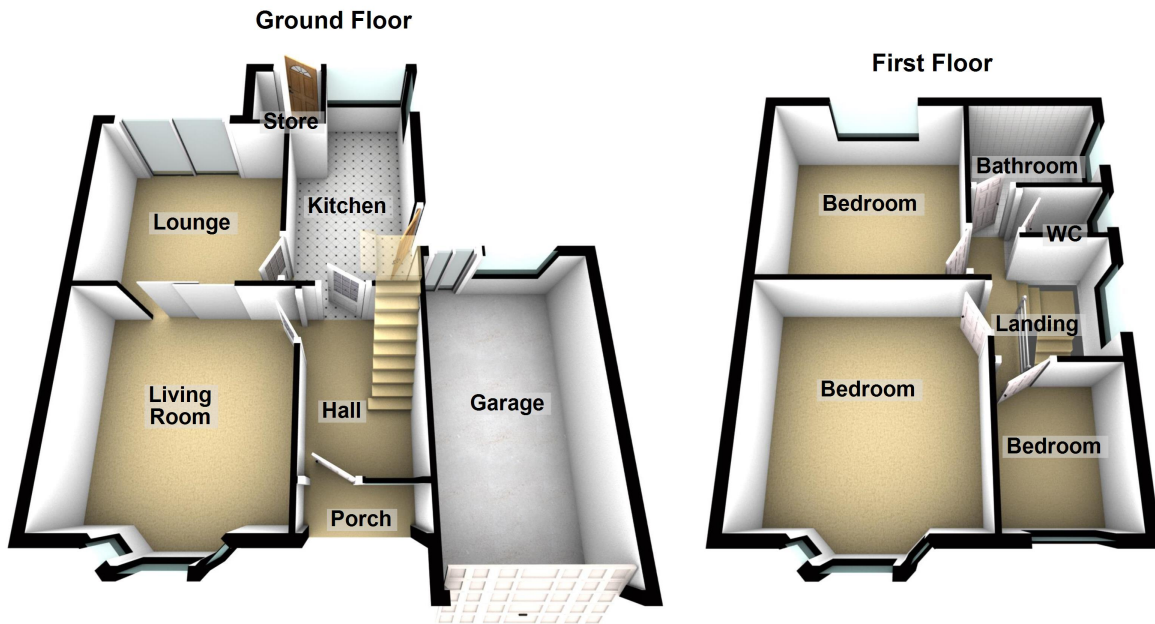
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

