



Sandynook, Granton Close, Formby, Merseyside. L37 3PH

Offers Over £495,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this spacious detached house located within close proximity to Formby Village and Formby railway station. The property boasts an attractive Kutschenhaus kitchen with built in appliances, spacious living areas with westerly facing entertaining room with log burning stove, FOUR well proportioned bedrooms and luxury family bathroom. Architect drawings are also in place to extend the property to the rear, creating an open plan living space subject to the relevant planning consents. The property is situated in a sought after location off Freshfield Road, offering easy access to all local amenities. This is a superb opportunity to purchase a modern family home with potential for further development.

FEATURES

- PRIME LOCATION CLOSE TO FORMBY VILLAGE
- ARCHITECT PLANS FOR EXTENSION TO REAR SUBJECT TO THE RELEVANT PLANNING CONSENTS
- FRONT SITTING ROOM
- WESTERLY FACING REAR ENTERTAINING ROOM
- STUDY
- CLOAKROOM/W.C.
- KUTCHENHAUS KITCHEN WITH BUILT IN APPLIANCES
- FOUR BEDROOMS
- SPACIOUS FAMILY BATHROOM/SHOWER ROOM WITH W.C.
- GAS HEATING SYSTEM
- DOUBLE GARAGE
- SECLUDED WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Open Porch

Tiled step

Spacious Reception Hall

Glazed door with obscure glass; double glazed window with obscure glass; linen/storage cupboard; tiled floor.

Cloakroom/W.C.

Suite comprising inset wash hand basin in vanity unit with mixer tap and cupboard below; low level W.C.; under stairs storage cupboard; tiled floor; double glazed window to side with obscure glass.

Study

8' 9" x 8' 5" (2.67m x 2.57m) Double glazed window to side; cylinder cupboard with shelving; laminate flooring.

Sitting Room/Dining Room

9' 9" x 13' 8" (2.97m x 4.17m) Double glazed window to front; high level glass block window to side; laminate flooring.

Westerly Facing Entertaining Room

15' 9" x 11' 9" (4.80m x 3.58m) Double glazed, double opening French doors with double glazed side panels; high level glass block window to side; feature fireplace surround fitted with log burning stove.

Breakfast Kitchen

11' 3" x 12' 9" (3.43m x 3.89m) Attractive kitchen by Kutschenhaus to include base, wall and drawer units; pan drawers; single drainer sink unit with mixer tap; integrated electric oven and microwave in housing unit; Bosch induction hob with extractor over; integrated dishwasher, refrigerator/freezer and washing machine; pan drawers; under unit lighting; tiled floor; double glazed window and door to rear.

First Floor

Turned Staircase

Double glazed window to side.

Landing

Loft access

Bedroom No.1

15' 9" into wardrobe x 11' 9" (4.80m x 3.58m) Double glazed window to rear; built in wardrobes to one wall.

Bedroom No. 2

11' 4" x 12' 9" (3.45m x 3.89m) Double glazed window to rear.

Bedroom No. 3

9' 10" x 13' 9" (3.00m x 4.19m) Double glazed window to front



ROOM DESCRIPTIONS

Bedroom No. 4

8' 5" x 8' 9" (2.57m x 2.67m) Double glazed window to front; laminate flooring.

Spacious Family Bathroom

8' 4" x 8' 7" (2.54m x 2.62m) Suite comprising 'L' shaped bath with mains shower over with mains fitment, fixed head shower and hand held shower attachment; wall hung wash hand basin with mixer tap and drawers below; low level W.C. with concealed cistern; graphite ladder style radiator; tiled walls; tiled floor; double glazed window to front with obscure glass.

Outside

Double Garage

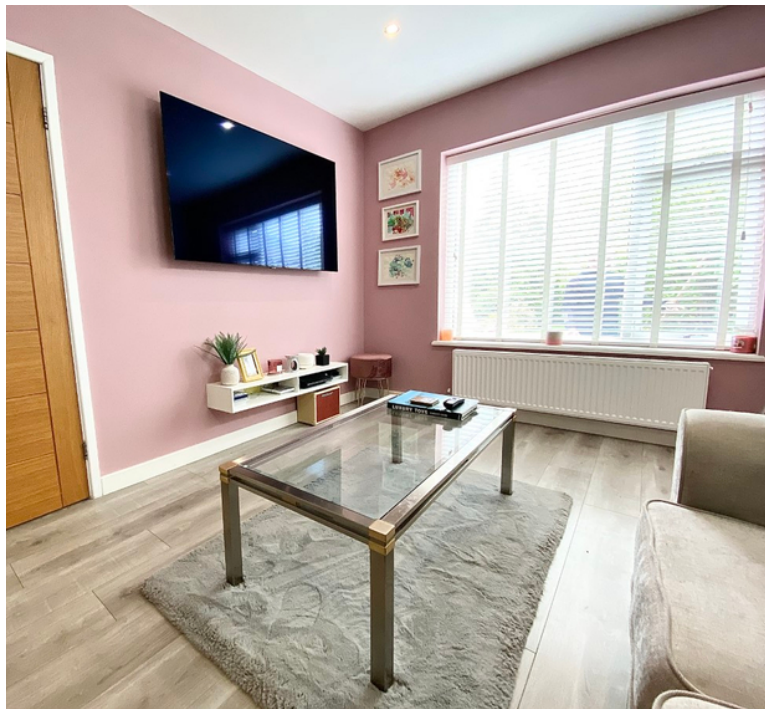
Two metal up and over doors; door to side; power and light; wall mounted Worcester gas heating boiler.

Gardens

Gardens are present to front and rear. The front garden is mainly paved providing ample off road parking with a lawned area and borders containing established trees, flowering shrubs and bushes. The good sized westerly facing rear garden is laid to lawn with borders containing established conifers, trees, flowering shrubs and bushes, paved patio, childrens summerhouse and outside lighting.

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



The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using The Moodle Agent.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	60	
(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	