



8 Sealand Avenue, Formby, Liverpool, Merseyside. L37 2HP

Offers in Region of £335,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This thoughtfully extended semi detached house has been considerably upgraded and offers well planned and spacious family accommodation, features include a front lounge with working open fireplace, superb kitchen opening to dining/family room, three good sized bedrooms, modern bathroom and attractive gardens.

Situated in this popular established location which is convenient for local primary and secondary schools, Formby railway station, the National Trust Pinewoods Nature Reserve and beach and close to Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- EXTENDED SEMI DETACHED HOUSE
- SUPERB FAMILY ACCOMMODATION
- FRONT ENTERTAINING ROOM WITH FEATURE OPEN FIREPLACE
- ATTRACTIVE KITCHEN OPEN TO DINING/FAMILY ROOM
- SPACIOUS BATHROOM
- THREE GOOD SIZED BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARDENS TO FRONT AND REAR
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed French doors with U.P.V.C framed double glazed window to sides; 'Karndean' flooring.

Entrance Hall

U.P.V.C framed double glazed door with a lead light window; 'Karndean' flooring; stairs to first floor with under stairs storage area.

Front Entertaining Room

11' 10" x 11' 09" (3.61m x 3.58m) (into recess) U.P.V.C framed double glazed window to front with thermal blackout blinds; feature fire surround fitted with a 'cast iron' inset, tiled hearth and working open fire.

Rear Family Room

12' 11" x 11' 10" (3.94m x 3.61m) (into recess) 'Karndean' flooring; open to

Dining Room open to Attractive Kitchen

17' 09" x 17' 06" (5.41m x 5.33m) reducing to 6'11" (maximum dimensions) Excellent range of base, wall and pan drawer units; one and a half bowl single drainer sink unit with mixer tap; space for range style cooker; space for upright refrigerator/freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; walk in pantry with built in shelving; Karndean flooring; U.P.V.C framed double glazed window to rear and U.P.V.C. framed double glazed door to side; U.P.V.C framed double glazed, double opening patio doors leading onto the rear decked area and garden.

FIRST FLOOR

Landing

U.P.V.C framed double glazed opaque window to side; access to loft via a pull down ladder which is boarded.

Bedroom No. 1

11' 10" x 11' 10" (3.61m x 3.61m) (into wardrobes) U.P.V.C framed double glazed window to front with thermal blackout blinds; built in high gloss grey wardrobes with hanging rails and shelving.

Bedroom No. 2

11' 10" x 11' 10" (3.61m x 3.61m) (into recess) U.P.V.C framed double glazed window to rear with thermal blackout blinds; built in deep wardrobes with hanging rails, drawers and shelving and storage cupboards above.

Bedroom No. 3

11' 11" (into door well) x 6' 11" (into recess) (3.63m x 2.11m) U.P.V.C framed double glazed window to front with thermal blackout blinds; built in wardrobe with hanging rails, shelving and cupboards above.

Spacious Family Bathroom.

Suite comprising tiled sided bath with mains fitment, fixed head and hand held shower attachment; wall mounted wash hand basin; low level W.C.; chrome ladder style radiator; built in linen cupboard housing 'Worcester' wall mounted gas heating boiler; tiled walls; tiled floor; U.P.V.C framed double glazed window to side with obscure glass.

OUTSIDE

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with borders containing shrubs and bushes with paved driveway providing ample off road parking and double opening timber gates providing side access. The delightful rear garden has a raised decked patio area and is laid to lawn with borders containing flowering shrubs, bushes and plants. There is a garden shed and outside tap.

PLEASE NOTE

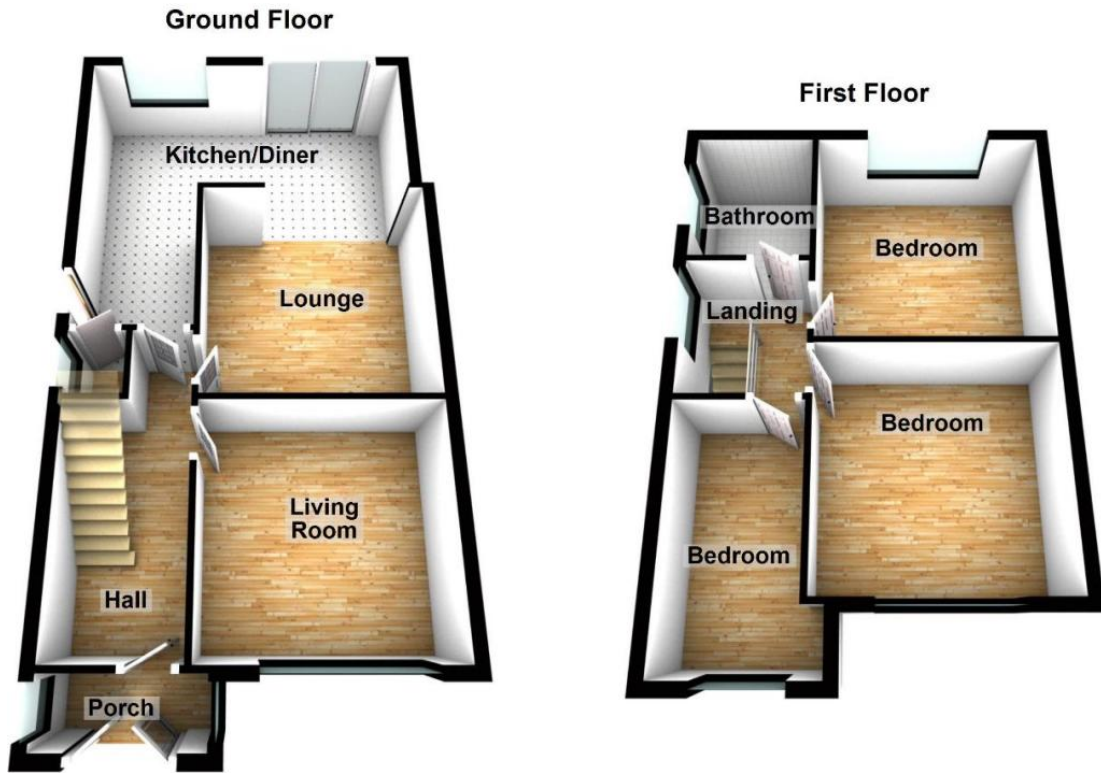
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate
Plan produced using PlanUp.

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

Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating	Potential Rating
C	B
73	84