



18 Gores Lane, Formby, Liverpool, Merseyside. L37 3NY

Offers in Excess of £350,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Located just a stone's throw away from the heart of Formby village, this charming three bedroom cottage style house offers versatile accommodation with the potential to extend to the rear (subject to the usual planning consents). Features include two entertaining rooms, breakfast kitchen, three double bedrooms, family bathroom, garage and a long driveway providing parking for several vehicles. The delightful enclosed long rear garden has a patio area with lawns stretching out extensively, providing ample space for various outdoor activities with a pleasant substantial natural wooded area at the far end providing a habitat for wildlife. The property is also convenient for local primary and secondary schools, Freshfield railway station and local bus routes. Early viewing is advised.

FEATURES

- FRONT ENTERTAINING ROOM OPEN TO ...
- REAR DINING ROOM
- BREAKFAST KITCHEN
- THREE BEDROOMS
- SPACIOUS FAMILY BATHROOM WITH WC
- GAS HEATING SYSTEM & DOUBLE GLAZING
- LONG DRIVEWAY PROVIDING AMPLE PARKING
- LARGE SINGLE GARAGE
- EXTENSIVE LONG REAR GARDEN
- IN NEED OF MODERNISATION



ROOM DESCRIPTIONS

Entrance

Front entrance door; stairs to first floor.

Front Entertaining Room

13' 10" x 11' 05" (4.22m x 3.48m) U.P.V.C framed double glazed bay window to front; open to....

Rear Dining Room

13' 00" x 10' 10" (3.96m x 3.30m) U.P.V.C framed double glazed window to rear.

Breakfast Kitchen

17' 08" x 7' 10" (5.38m x 2.39m) Base, wall and drawer units; space for an under unit refrigerator; plumbing for an automatic washing machine; single stainless steel sink unit with mixer tap; four burner gas hob with built under oven and extractor hood above; part tiled walls; deep under stairs storage cupboard; door to garage; U.P.V.C framed double glazed window to side and U.P.V.C framed double glazed door with windows to sides leading onto the rear patio and delightful garden.

FIRST FLOOR

Landing

Loft access

Bedroom No. 1

12' 07" x 11' 6" (3.84m x 3.51m) U.P.V.C framed double glazed window to front; built in wardrobes with hanging rails and shelving and storage cupboards above.

Bedroom No. 2

18' 04" x 7' 11" (5.59m x 2.41m) U.P.V.C framed double glazed window to front and rear; loft access.

Bedroom No. 3

13' 02" x 8' 06" (4.01m x 2.59m) U.P.V.C framed double glazed window to rear.

Family Bathroom with WC combined

9' 06" x 7' 11" (2.90m x 2.41m) Suite comprising a low level wc; pedestal wash hand basin; panelled bath; built in linen cupboard housing a water cylinder; U.P.V.C framed double glazed opaque window to rear.

OUTSIDE

Single Garage

5.5m x 2.45m (18' 1" x 8' 0") The garage is larger than a standard single garage and has an up and over door; power and light; door to kitchen; U.P.V.C framed double glazed door leading onto the rear garden.

Gardens

The low walled front garden is laid to lawn and has a long paved driveway providing ample parking. The extensive long rear garden has a patio area and is laid to lawn with well stocked borders containing bushes, plants and shrubs.

PLEASE NOTE

Property Disclaimer

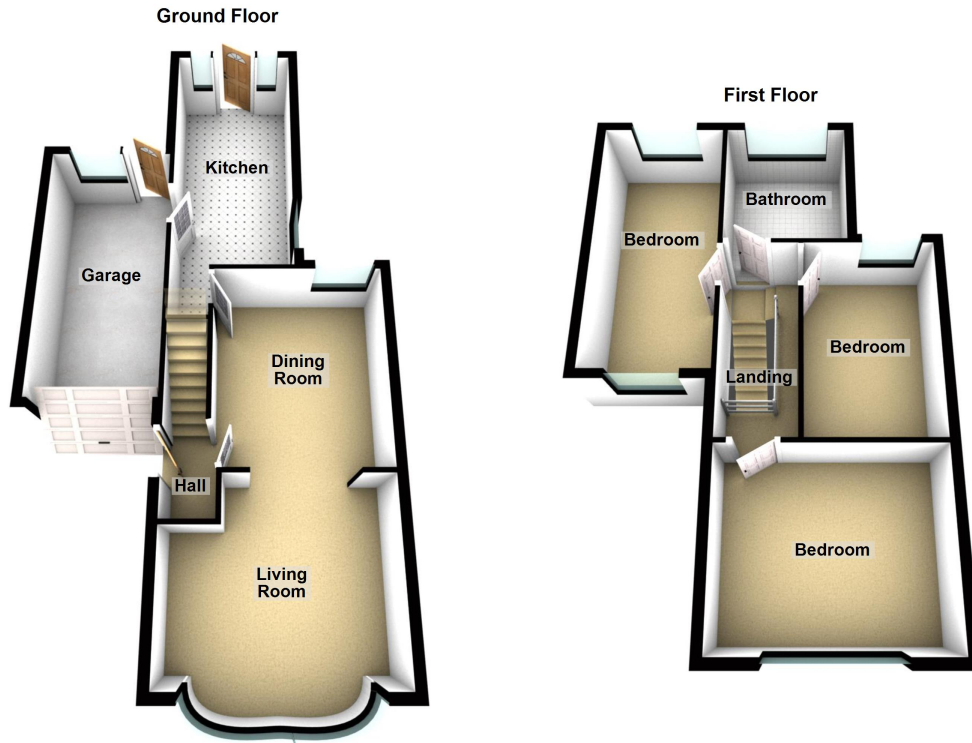
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	