



20a Elson Road, Formby, Liverpool, Merseyside. L37 2EG

£380,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned detached FOUR bedroom house which offers spacious family accommodation. Features include a large lounge, separate dining room, breakfast kitchen, downstairs cloakroom and first floor family bathroom, separate W.C. and easily maintained gardens.

Situated in this popular non estate location, the property is convenient for local primary and secondary schools, transport links including Formby railway station, The National Trust Pinewoods Nature Reserve and Beach and a short distance away from Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets.

## FEATURES

- DETACHED FAMILY HOUSE
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION CONVENIENT FOR LOCAL SCHOOLS & FORMBY RAILWAY STATION
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- FOUR BEDROOMS
- FAMILY BATHROOM & SEPARATE W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ATTACHED SINGLE GARAGE & OFF ROAD PARKING
- ATTRACTIVE GARDENS





## ROOM DESCRIPTIONS

### Hall

U.P.V.C. framed double glazed door with obscure glass; understairs cloaks/storage cupboard; stairs to first floor.

### Cloakroom/W.C.

3' 9" x 5' 9" (1.14m x 1.75m) Suite comprising pedestal wash hand basin; low level W.C.; U.P.V.C. framed double glazed window to front with obscure glass.

### Front Lounge

11' 10" x 19' 9" (3.61m x 6.02m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed high level window to side with obscure glass; feature fireplace surround fitted with coal effect gas fire; glazed door with matching side panels to:-

### Dining Room

11' 6" x 9' 8" (3.51m x 2.95m) U.P.V.C. framed double glazed window to rear and U.P.V.C. framed double glazed French door to rear garden.

### Breakfast Kitchen

7' 7" x 15' 9" (2.31m x 4.80m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; electric oven and grill in housing unit; ceramic hob; cooker hood; integrated refrigerator; integrated freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; part tiled walls; U.P.V.C. framed double glazed window to rear; door to side.

### First Floor

#### Spacious Landing

U.P.V.C. framed double glazed window to side with obscure glass; cupboard housing wall mounted Glow Worm gas heating boiler; loft access.

#### Bedroom No. 1

12' 4" x 9' 9" (3.76m x 2.97m) U.P.V.C. framed double glazed window to rear.

#### Bedroom No. 2

12' 1" into door recess x 11' 4" into wardrobe (3.68m x 3.45m) U.P.V.C. framed double glazed window to front; built in wardrobe with hanging rail and shelving.

#### Bedroom No. 3

12' 4" into door recess x 8' 4" (3.76m x 2.54m) U.P.V.C. framed double glazed window to side; built in wardrobe with hanging rail and shelving.

#### Bedroom No. 4

8' 9" x 7' 9" (2.67m x 2.36m) U.P.V.C. framed double glazed window to front.

### Bathroom

6' 10" x 5' 4" (2.08m x 1.63m) Suite comprising panelled bath with electric shower over; pedestal wash hand basin; ladder style radiator; tiled walls; Amtico flooring; U.P.V.C. framed double glazed window to side with obscure glass.

### Separate W.C.

2' 9" x 5' 4" (0.84m x 1.63m) Low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Attached Garage

Metal up and over door; door and window to rear.

#### Gardens

Gardens are present to front and rear. The front garden is laid to lawn with borders containing established flowering shrubs and bushes with paved driveway providing off road parking. The enclosed easily maintained rear garden is laid to lawn with shrubs and bushes and paved patio area.

### 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 \*\*





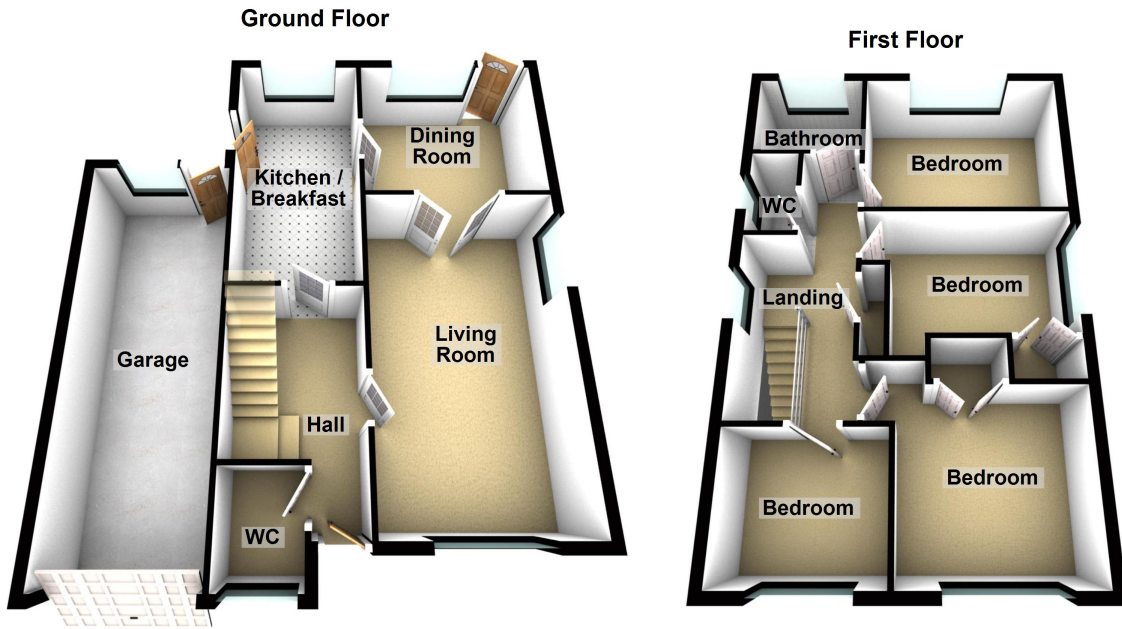








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	