



36 Stapleton Road, Formby, Liverpool, Merseyside. L37 2YT

£385,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are delighted to present to the market this well planned and deceptively spacious detached house which has been lovingly maintained by the same family since its construction. Features include a spacious lounge, superb kitchen/dining room with modern appliances and ample storage, FOUR bedrooms and family bathroom/shower room. Outside the property boasts a single garage, off road parking and an attractive enclosed rear garden. There is also potential for extension to the side of the property subject to the relevant planning consents.

Situated in a popular established location which is convenient for local primary and secondary schools, transport links including local bus routes and Formby railway station, local shops and Formby Village where you will find a wide variety of coffee shops, restaurants, independent shops and supermarkets. The National Trust Pinewoods Nature Reserve and Beach are also within close proximity with the beach being accessible via a nearby footpath. EARLY VIEWING ADVISED

FEATURES

- WELL MAINTAINED DETACHED FAMILY HOUSE
- POPULAR ESTABLISHED LOCATION CONVENIENT FOR LOCAL PRIMARY & SECONDARY SCHOOLS
- SPACIOUS LOUNGE
- SUPERB KITCHEN OPEN TO DINING ROOM
- CONSERVATORY
- FOUR BEDROOMS
- CLOAKROOM/W.C. & FIRST FLOOR FAMILY BATH/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- SINGLE GARAGE & OFF ROAD PARKING
- ATTRACTIVE GARDENS
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Hall

Composite door; U.P.V.C. framed double glazed side panel with obscure glass; understairs storage; wood effect laminate flooring.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C.; extractor; tiled walls; tiled floor.

Front Lounge

11' 4" x 19' 3" (3.45m x 5.87m) U.P.V.C. framed double glazed splayed bay window to front with deep sill; feature fireplace fitted with electric fire; wood effect laminate flooring; glazed double opening doors to dining kitchen.

Kitchen open Dining Room

17' 7" x 13' 3" (5.36m x 4.04m) Superb range of base, wall and drawer units; one and a half bowl single drainer, stainless steel sink unit with mixer tap; Bosch double oven and grill in housing unit; four burner gas hob; extractor canopy; integrated refrigerator/freezer; Bosch integrated washing machine; part tiled walls; wood effect laminate flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side with obscure glass; U.P.V.C. framed double opening French doors to:-

Conservatory

9' 10" x 9' 8" (3.00m x 2.95m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double opening French doors to rear garden; tiled floor.

First Floor

Landing

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

Bedroom No. 1

10' 0" into wardrobe x 12' 8" (3.05m x 3.86m) U.P.V.C. framed double glazed window to front; built in wardrobe with hanging rails, shelving and drawer unit.

Bedroom No. 2

10' 3" x 10' 8" (3.12m x 3.25m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

7' 1" x 10' 4" (2.16m x 3.15m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 4

7' 2" x 9' 9" (2.18m x 2.97m) U.P.V.C. framed double glazed window to front.



ROOM DESCRIPTIONS

Family Bathroom/Shower Room

8' 6" x 7' 7" (2.59m x 2.31m) Suite comprising large tiled shower compartment with mains fitment; corner bath with moulded seat; inset wash hand basin in vanity unit; low level W.C; chrome ladder style radiator; tiled walls; tiled floor; extractor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Attached Single Garage

8' 6" x 19' 0" (2.59m x 5.79m) Metal up and over door; power and light.

Gardens

Attractive gardens are present to front and rear. The front garden is laid to lawn with brick paved driveway providing off road parking. The enclosed rear garden is laid to lawn with borders containing established small trees, flowering shrubs, bushes and crazy paved patio and pathway. There is a timber gate to the side providing side access and outside water tap.

PLEASE NOTE

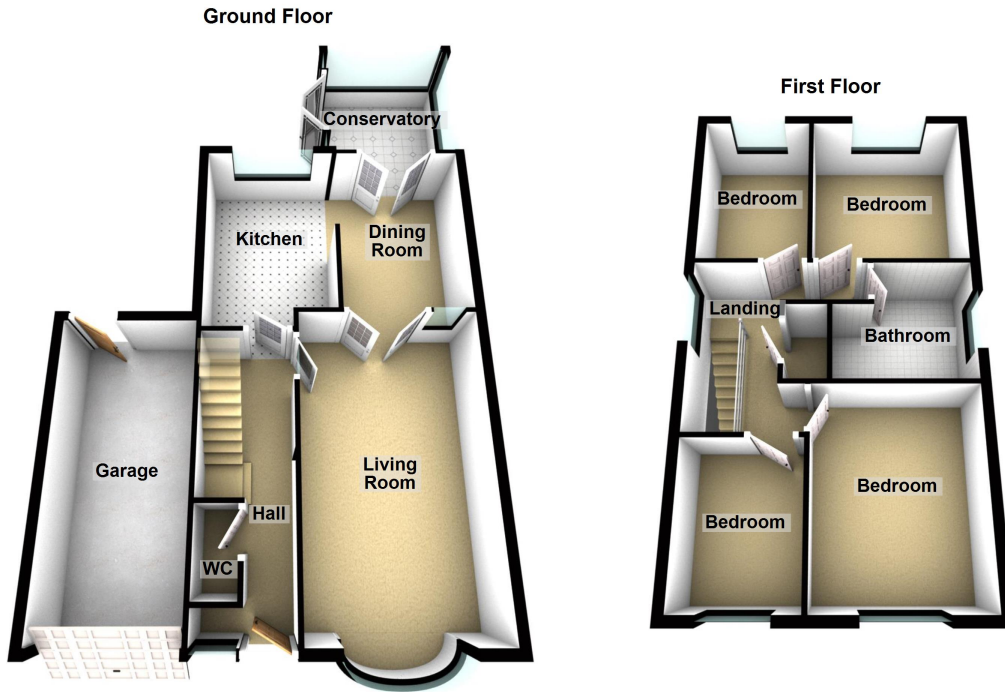
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



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		81
(55-68)	D	65	
(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	