



7 Flaxfield Road, Formby, Liverpool, Merseyside. L37 8BH

Offers in Region of £280,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this 1920's semi detached house which has been cleverly extended with thoughtful design and spacious floorplan. The extension seamlessly integrates the original structure, enhancing the living spaces with a superb kitchen opening to the family dining room with vaulted ceiling creating a light and sociable space. To the first floor there are three good sized bedrooms, en-suite shower room and bonus loft/hobbies room. The property is situated in a popular established location which is convenient for local schools, transport links and Formby Village with its variety of coffee bars, restaurants, independent shops and supermarkets.

The property has the potential for further extension to the side subject to the relevant planning consents, plans can be sighted on the Sefton Council portal Ref: DC/2023/01176

FEATURES

- EXTENDED SEMI DETACHED HOUSE
- POPULAR ESTABLISHED LOCATION CLOSE TO FORMBY VILLAGE
- FRONT LOUNGE
- STUDY/PLAYROOM
- SUPERB KITCHEN/FAMILY DINING ROOM
- LUXURY GROUND FLOOR BATHROOM
- CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- EN-SUITE SHOWER ROOM
- BONUS LOFT/HOBBIES ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- LONG WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

5' 9" x 3' 8" (1.75m x 1.12m) U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window to side; tiled floor.

Hall

U.P.V.C. framed double glazed window to side; stairs to first floor.

Front Lounge

13' 10" x 13' 8" (4.22m x 4.17m) U.P.V.C. framed double glazed window to front; laminate flooring; deep understairs storage cupboard with U.P.V.C. framed double glazed window to side.

Study/Playroom

8' 4" x 8' 3" (2.54m x 2.51m)

Superb Breakfast Kitchen/Dining Room/Family Room

Range of base, wall and drawer units; one and a half bowl single drainer, stainless steel sink unit with mixer tap; Smeg electric and steam oven in housing unit; Bosch four burner gas hob with extractor over; integrated microwave and coffee machine; plumbing for automatic dishwasher; space for American style refrigerator/freezer; breakfast bar; Baxi wall mounted gas heating boiler; cupboard with plumbing for automatic washing machine and space for tumble dryer; porcelain tiled floor; part vaulted ceiling with Velux double glazing window; U.P.V.C. framed double glazed, double opening French doors to:-

Conservatory

9' 6" x 16' 7" (2.90m x 5.05m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening doors to rear garden; laminate flooring.

Luxury Ground Floor Bathroom

7' 10" x 6' 7" (2.39m x 2.01m) Suite comprising panelled bath with mains fitment, fixed head and hand held shower attachment; shower screen; inset wash hand basin in vanity unit with mixer tap and cupboards below; low level W.C; graphite ladder style radiator; part tiled walls; vaulted ceiling; U.P.V.C. framed double glazed window to rear with obscure glass; extractor.

First Floor

Landing

U.P.V.C. framed double glazed window to side.

Bedroom No. 1

15' 4" x 10' 5" (4.67m x 3.17m) U.P.V.C. framed double glazed window to front; laminate flooring.

En-Suite Shower Room

Suite comprising tiled shower compartment fitted with Triton electric shower; inset wash hand basin in vanity unit with cupboard below; low level W.C.; mirrored toiletries cupboard; part tiled walls; tiled floor; extractor.



ROOM DESCRIPTIONS

Bedroom No. 2

9' 4" x 11' 9" (2.84m x 3.58m) U.P.V.C. framed glazed window to rear; laminate flooring; loft access via folding wooden ladder to:-

Hobbies Room

Double glazed Velux window; boarded; power and light.

Bedroom No. 3

8' 10" x 8' 6" (2.69m x 2.59m) U.P.V.C. framed double glazed window to rear; laminate flooring.

Outside

Front Garden

Driveway providing off road parking with timber gate access to carport.

Rear Garden

Long westerly facing rear garden which is laid to lawn with borders containing shrubs and bushes, paved patio, garden shed and paved to side.

NOTE

Flaxfield Road is an unadopted road (further details available upon request)

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		82
(55-68)	D	61	
(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	