



51 Hillary Court, Freshfield Road, Formby, Liverpool, Merseyside
. L37 3PS

Offers Over £140,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN.... Colette Gunter Estate Agents are pleased to offer for sale this well planned and deceptively spacious 3rd floor retirement apartment which enjoys a southerly aspect. Features include an attractive southerly facing lounge with dining area, spacious kitchen, TWO double bedrooms and a well appointed shower room. Hillary Court is ideally situated for all local amenities including Formby railway station, Formby Park and Formby Village with its variety of independent shops, coffee bars, restaurants and supermarkets.

FEATURES

- CLOSE TO FORMBY RAILWAY STATION
- SOUTHERLY FACING LOUNGE WITH DINING AREA
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH WC COMBINED
- ELECTRIC HEATING & DOUBLE GLAZING
- TUNSTALL ENTRY PHONE AND 24 HOUR CARE LINE SYSTEMS
- WELL APPOINTED COMMUNAL LOUNGE & GUEST FACILITIES
- ATTRACTIVE COMMUNAL GARDENS AND PARKING



ROOM DESCRIPTIONS

Communal Entrance

Entry phone system.

Attractive Communal Residents Lounge

Lift To All Floors

Private Entrance Hall

Electric storage heater (Not Tested); cloaks cupboard; airing/linen store housing a water heater.

Southerly Facing Entertaining Room

21' 03" (into recess) x 10' 08" (6.48m x 3.25m) U.P.V.C framed double glazed window; feature fire surround fitted with an electric fire; storage heater (Not Tested); double opening glazed doors to...

Kitchen

9' 03" x 8' 08" (2.82m x 2.64m) Base, wall and drawer units with working surfaces; sink unit with drainer; electric hob with extractor hood above and built under 'Baumatic' electric oven; space for refrigerator and plumbing for washing machine; part tiled walls and tiled flooring.

Bedroom No. 1

14' 01" (into door & window recess) x 9' 03" (4.29m x 2.82m) U.P.V.C framed double glazed window; built in wardrobe with mirrored folding doors; storage heater.

Bedroom No. 2

14' 01" (into window recess) x 9' 02" (4.29m x 2.79m) U.P.V.C framed double glazed window; storage heater.

Shower Room with WC combined

Suite comprising a inset sink in a vanity unit with cupboard below; low level wc; shower enclosure fitted with a mains shower; extractor fan (Not Tested); tiled walls.

OUTSIDE

Communal Gardens

Communal Car Parking

Council Tax Band - D

EPC Rating - D

Note

There is a service charge payable, details available on request.

PLEASE NOTE

Property Disclaimer

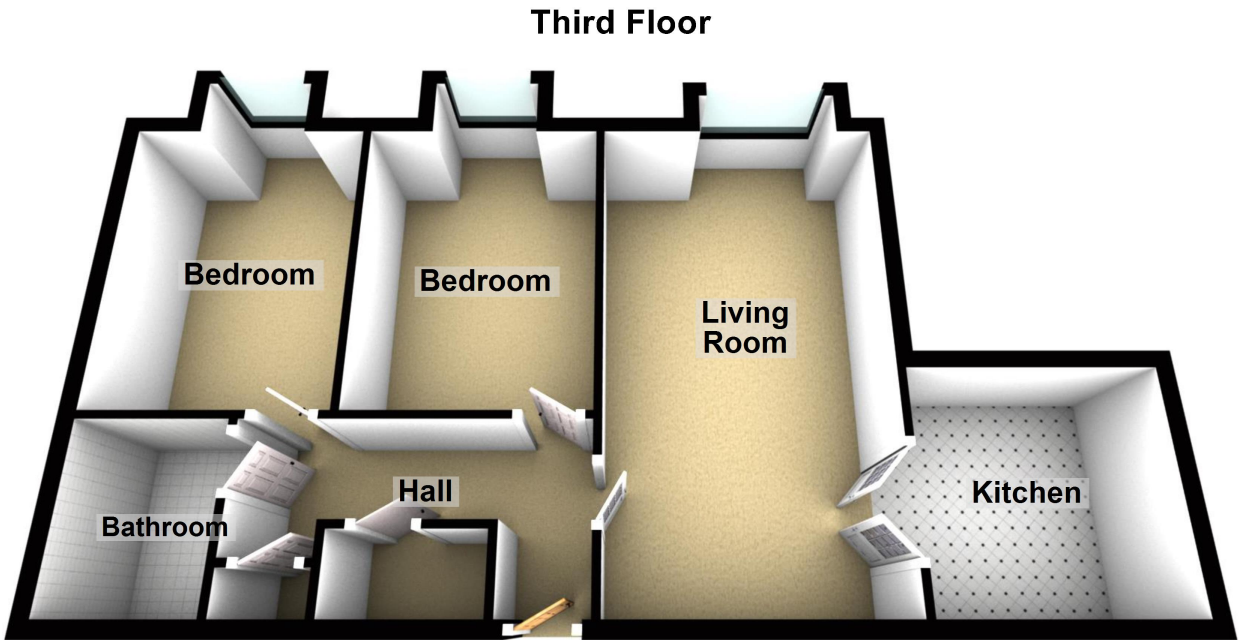
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurement are approximate
Plan produced using PlanUp.

