



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

£545,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this beautifully designed modern FOUR bedroom detached house. The property has been thoughtfully extended by the present owner and has been completed to an exacting standard. Features include an expansive open-plan kitchen and family room with large central island with seating and bi-fold doors to the rear garden seamlessly connecting the interior to the outdoor space, primary bedroom with modern en-suite shower room, luxury family bathroom/shower room and attractive enclosed south westerly facing landscaped rear garden.

The property occupies an enviable position in this popular established location which is convenient for local primary and secondary schools, transport links providing easy access to vibrant Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach. EARLY VIEWING ADVISED.

FEATURES

- EXTENDED DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- SUPERB OPEN PLAN BREAKFAST KITCHEN WITH FAMILY AREA
- SPACIOUS LOUNGE
- FOUR BEDROOMS
- LUXURY FAMILY BATHROOM/SHOWER ROOM & LUXURY EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- LANDSCAPED GARDENS & SOUTH WESTERLY REAR ASPECT
- GARAGE & OFF ROAD PARKING



ROOM DESCRIPTIONS

Covered Entrance

Composite door with U.P.V.C. framed double glazed side panels with obscure glass; travertine floor tiles; under floor heating; understairs storage cupboard.

Hallway

Lounge

11' 1" x 19' 10" (3.38m x 6.05m) U.P.V.C. framed double glazed bow window to front with deep sill; glazed double opening doors to hall.

Ground Floor W.C. with Utility Area

6' 10" x 7' 8" (2.08m x 2.34m) Suite comprising large inset wash hand basin in vanity unit with drawers and cupboards below and illuminated mirror over; low level W.C.; cupboard with space and plumbing for automatic washing machine; ladder style radiator; door to garage; part tiled walls; travertine floor tiles; under floor heating; U.P.V.C. framed double glazed window to side with obscure glass.

Open Plan Breakfast Kitchen/Family Room

26' 5" x 19' 2" (8.05m x 5.84m) Superb range of contrasting base, wall and drawer units; quartz working surfaces incorporating a double ceramic sink with mixer tap; space for range style cooker with cooker hood over; feature exposed brick walls; China cupboards; space for American style refrigerator/freezer; wine storage; large centre island with quart worktop incorporating breakfast bar; undercounter wine refrigerator; bin storage; travertine floor tiles; under floor heating; U.P.V.C. framed double glazed window to rear; aluminium double glazed bi folding doors opening onto rear garden.

First Floor

Landing

Loft access; large linen cupboard and separate storage cupboard.

Bedroom No. 1

17' 7" into wardrobe x 12' 7" reducing to 9'3" (5.36m x 3.84m) Two U.P.V.C. framed double glazed windows to front; built in wardrobes to one wall with half mirrored sliding doors, split and full length hanging rails and fitted drawer unit.



ROOM DESCRIPTIONS

Luxury En-Suite Shower Room

8' 7" x 7' 7" (2.62m x 2.31m) Suite comprising large tiled walk-in shower with mains fitment and fixed head rainmaker; twin inset wash hand basin in vanity unit with drawers below, feature splash back and illuminated mirror; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 2

10' 2" x 10' 10" (3.10m x 3.30m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

7' 7" x 15' 4" (2.31m x 4.67m) U.P.V.C. framed double glazed window to front.

Bedroom No. 4

7' 7" x 15' 4" (2.31m x 4.67m) U.P.V.C. framed double glazed window to rear.

Luxury Family Bathroom/Shower Room

7' 6" x 12' 10" (2.29m x 3.91m) Suite comprising a luxury freestanding bath; large tiled walk in shower with Grohe mains fitment, fixed head rainmaker and hand held shower attachment; inset wash hand basin in vanity unit; low level W.C; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Integral Single Garage

Up and over door; power and light; wall mounted gas heating boiler.

Front Garden

Low wall, laid to lawn with borders containing flowering shrubs; paved driveway providing off road parking.

South Westerly Facing Rear Garden

Enclosed and laid to lawn with established small trees, flowering shrubs and bushes; paved patio.

PLEASE NOTE

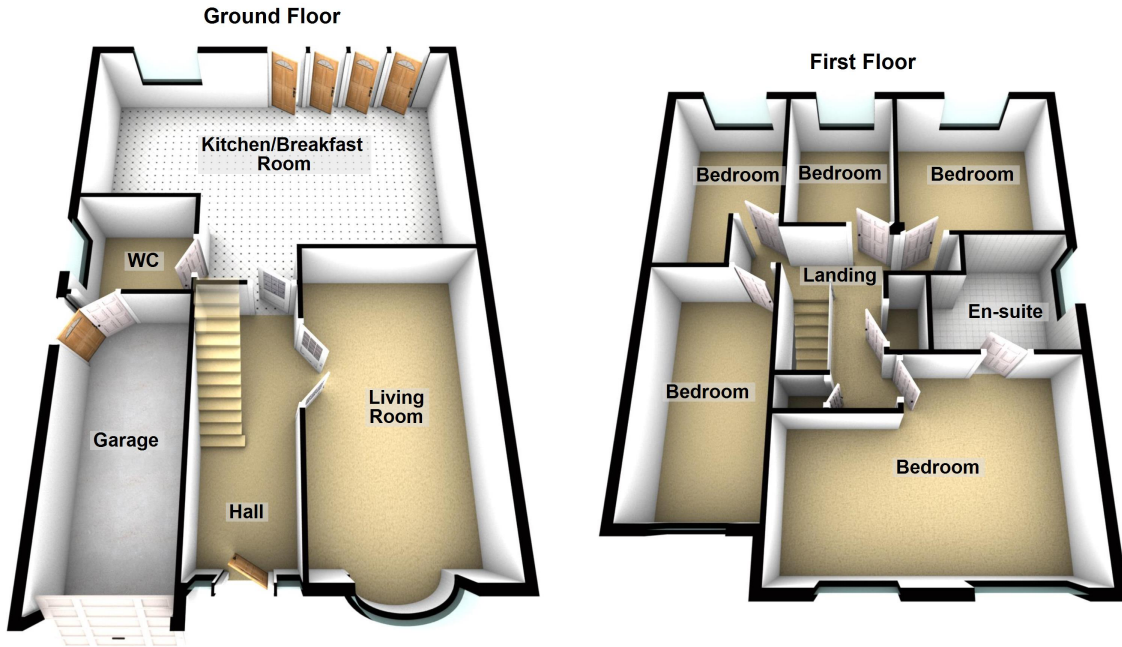
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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	76	84
(55-68)	D		
(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 