



Formby - 27, Elbow Lane, Formby, Liverpool, L37 4AB - 01704 878855 - sales@colettegunter.com

15 GORSEFIELD, FORMBY, LIVERPOOL,  
MERSEYSIDE. L37 7HE

£270,000



## ABOUT THE PROPERTY

'No Upward Chain'

An opportunity has arisen to purchase this two bedroom true bungalow which offers spacious and versatile accommodation and enjoys a delightful enclosed rear garden. The property is situated in a popular residential location convenient for local shops, bus routes and Freshfield railway station.

## FEATURES

- L SHAPED ENTERTAINING ROOM WITH DINING AREA
- SHOWER ROOM WITH SEPARATE W.C.
- KITCHEN
- GAS HEATING SYSTEM, MAJORITY DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE, PARKING FRONT AND REAR, GARDENS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

