



25 Gorse Way, Formby, Liverpool, Merseyside. L37 1PA

£365,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN... This three double bedroom detached house which requires some modernisation is positioned in an enviable location on Gorse Way with no vehicular traffic at the front, giving a sense of quiet and also has the advantage of a good size south westerly facing rear and side garden with ample room to extend (subject to the usual planning consents). Accommodation includes a ground floor wc, a spacious light and airy dual aspect entertaining room, kitchen, three double bedrooms and a family bathroom. The property is situated in a popular residential location convenient for local primary and secondary schools, Formby and Freshfield railway station, local shops, Formby village with all its amenities and the pinewoods nature reserve and beach is within easy reach.

FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE, CLOAKROOM/W.C.
- INNER ENTRANCE HALL
- SPACIOUS THROUGH ENTERTAINING ROOM
- KITCHEN
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH WC
- SINGLE GARAGE
- GOOD SIZE GARDENS TO SIDE AND REAR
- IN NEED OF MODERNISATION



ROOM DESCRIPTIONS

Covered Porch

Tiled flooring.

Enclosed Vestibule

U.P.V.C framed double glazed door.

Cloakroom/WC

Suite comprising a low level wc, wall hung wash hand basin with tiled splashback; wall mounted 'Worcester' gas heating boiler; U.P.V.C framed double glazed window.

Inner Entrance Hall

Stairs to first floor with an under stair storage cupboard.

Spacious Through Entertaining /Dining Room

30' 02" x 12' 07" (9.19m x 3.84m) reducing to 9'04" (2.84m)U.P.V.C framed double glazed window to front and U.P.V.C framed double opening patio doors leading to the rear patio and garden.

Kitchen

10' 10" x 9' 10" (3.30m x 3.00m) Wall, base and drawer units; one and a half bowl stainless steel sink unit with mixer tap; four burner gas hob with a cooker hood above and built under oven; space for a washing machine and under unit refrigerator breakfast bar; ; built in storage cupboard, part tiled walls; U.P.V.C framed double glazed window to rear.

FIRST FLOOR

Landing

U.P.V.C framed double glazed window to side; built in linen cupboard; loft access.

Bedroom No. 1

13' 10" x 11' 02" (4.22m x 3.40m) U.P.V.C framed double glazed window to front; built in wardrobe with hanging rail and shelving.

Bedroom No. 2

12' 01" x 12' 01" (3.68m x 3.68m) U.P.V.C framed double glazed window to rear; two built in wardrobes with hanging rail and shelving; dressing table with knee-hole.

Bedroom No. 3

10' 08" x 8' 07" (3.25m x 2.62m) U.P.V.C framed double glazed window to front.

Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath fitted with a 'Triton' electric shower attachment; wall mounted storage cabinet; part tiled walls; U.P.V.C framed double glazed opaque window.

OUTSIDE

Single Garage

Up and over door; power and light; door to rear.

Gardens

Gardens are present to the front, side and rear. The front garden is paved for ease of maintenance with borders containing shrubs and bushes. The good size south westerly facing side and rear garden has a patio area, garden shed and an ornamental pond and is laid to lawn with mature borders.

NOTE

Council Tax Band D

EPC Rating - C

PLEASE NOTE

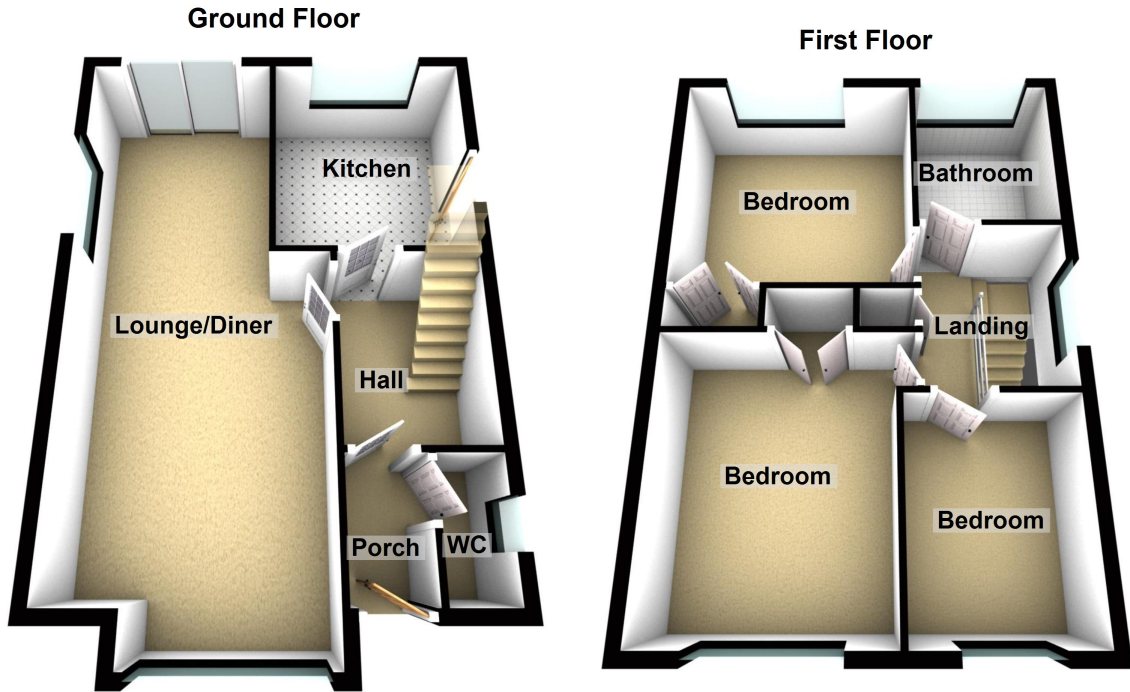
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	