



**18 Harington Green, Formby, Liverpool, Merseyside. L37 1XS**

**£365,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO ONWARD CHAIN...Colette Gunter Estate Agents are pleased to present to the market this link detached true bungalow which occupies a pleasant position in this sought after location. In need of modernisation this property offers superb potential and would appeal to a wide variety of buyers. Situated in this popular sought after location which is convenient for local amenities including some local shops, bus routes, Formby & Freshfield Railway Stations and a stones throw away from The National Trust Pinewoods Nature Reserve & Beach. EARLY VIEWING ADVISED.

## FEATURES

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- LINK DETACHED TRUE BUNGALOW
- TWO ENTERTAINING ROOMS
- KITCHEN
- THREE BEDROOMS
- BATHROOM & SEPARATE W.C.
- DOUBLE GLAZING & WARM AIR HEATING SYSTEM
- GARAGE & PARKING
- GARDENS FRONT & REAR



## ROOM DESCRIPTIONS

### Enclosed Vestibule

Double glazed door with obscure glass.

### Dining Hall

10' 1" x 13' 5" (3.07m x 4.09m) Glazed door with obscure glass; double glazed window to front.

### Rear Lounge

10' 8" x 18' 3" (3.25m x 5.56m) Double glazed sliding patio door with matching side panel to rear garden; feature fireplace fitted with living flame coal effect gas fire.

### Kitchen

9' 2" x 8' 7" (2.79m x 2.62m) Range of base wall and drawer units, china cupboard; single drainer sink unit with mixer tap; electric oven and microwave in housing unit; four burner gas hob; cooker hood; integrated refrigerator, freezer and washing machine; tiled floor; tiled walls; double glazed window to front; double glazed door to side with obscure glass.

### Inner Hall

Cupboard house warm air heating system; loft access.

### Bedroom No. 1

11' 2" x 11' 7" (3.40m x 3.53m) Double glazed window to front.

### Bedroom No. 2

10' 6" x 9' 4" (3.20m x 2.84m) Double glazed window to rear.

### Bedroom No. 3

9' 2" x 9' 9" (2.79m x 2.97m) Double glazed window to rear; built in wardrobe with hanging rail and shelving; cylinder/linen cupboard.

### Bathroom

5' 4" x 4' 9" (1.63m x 1.45m) Suite comprising tiled sided bath with electric shower over; pedestal wash hand basin; shaver point; tiled walls; tiled floor; double glazed window to side with obscure glass.

### Separate W.C.

Low level W.C.; part tiled walls; tiled floor; double glazed window to side with obscure glass.

### Outside

#### Single Garage

Metal up and over door.

#### Gardens

Gardens are present to front and rear with extensive lawn to the front and driveway providing ample off road parking and timber gate providing side access. The enclosed rear garden is laid to lawn with established small trees, shrubs, bushes and 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 \*\*

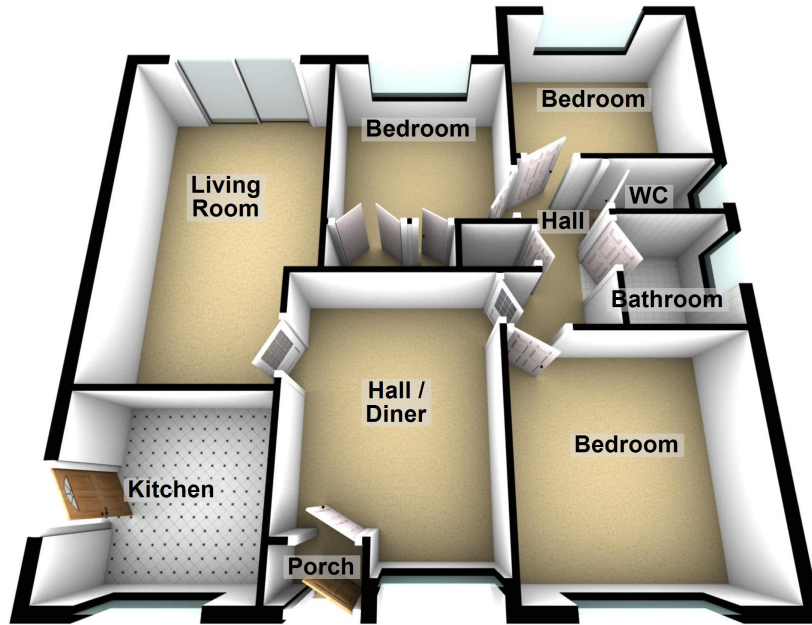






# FLOORPLAN & EPC

## Ground Floor



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

