



29 Raven Meols Lane, Formby, Liverpool, Merseyside. L37 4BY

Offers in Excess of £450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this well planned three bedroom detached true bungalow which offers deceptively spacious and versatile accommodation and enjoys a good size rear garden. This charming bungalow which requires some modernisation has potential to further extend or re-develop (subject to the relevant planning consents) and is situated in a popular non estate residential location convenient for Formby village with all its amenities, Formby railway station, bus routes local shops, local schools and the Pinewoods Nature Reserve and beach is within easy reach. NO UPWARD CHAIN

FEATURES

- ENCLOSED VESTIBULE
- SPACIOUS REAR ENTERTAINING ROOM
- DINING ROOM AND STUDY
- BREAKFAST KITCHEN AND LAUNDRY ROOM
- THREE DOUBLE BEDROOMS
- SPACIOUS FAMILY BATH/SHOWER ROOM WITH WC
- GAS HEATING AND PARTIAL DOUBLE GLAZING
- LARGE DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- GOOD SIZE PLOT/REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Door to front with opaque window to side; U.P.V.C framed double glazed window to side; tiled flooring. radiator.

Spacious and Bright L-Shaped Entrance Hall

Roof light; laminate flooring; walk in cloakroom/storage cupboard; secondary glazed window to rear.

Spacious Rear Entertaining Room

22' 00" x 15' 10" Maximum dimensions) (6.71m x 4.83m)
Feature brick fire surround fitted with a coal effect gas fire; three wall light points; U.P.V.C framed double glazed bay window to side and window to rear.

Study/ Snug

11' 11" x 8' 08" (maximum dimensions) (3.63m x 2.64m)
U.P.V.C framed double glazed window to front; feature brick fire surround and hearth.

Front Dining Room

17' 00" (into bay) x 14' 00" (into recess) (5.18m x 4.27m)
U.P.V.C framed double glazed bay window to front; exposed beams; feature fireplace fitted with a wood burning stove; meter cupboard; double opening doors to....

Breakfast Kitchen

14' 11" x 10' 02" (4.55m x 3.10m) Range of base, wall and drawer units; one and a half bowl ceramic sink unit with mixer tap; breakfast bar; slot in electric cooker with a cooker hood above; freestanding dishwasher and upright refrigerator/freezer; part tiled walls; window to side.

Inner Porch

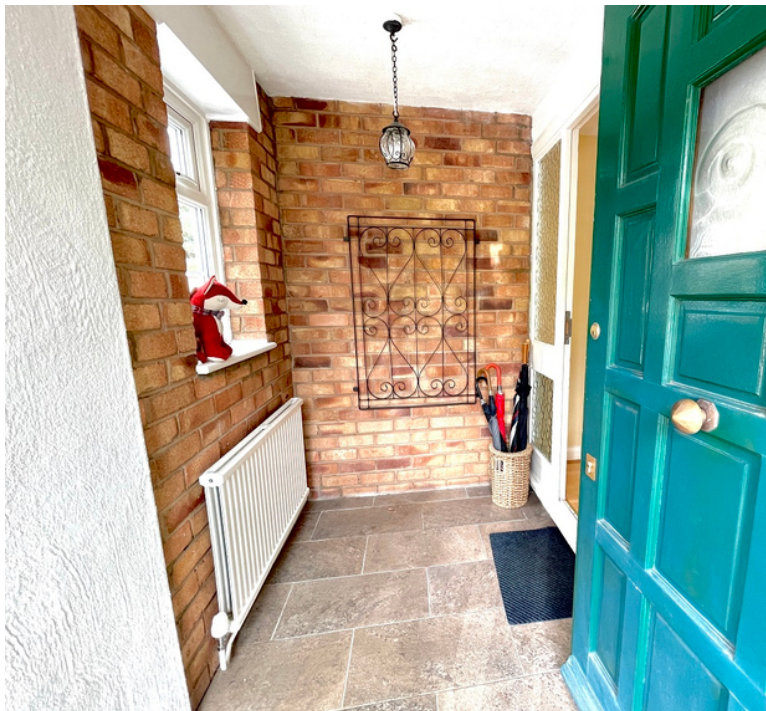
Door accessing the side patio and rear garden; built in linen / storage cupboard; loft access.

Laundry Room

8' 07" x 6' 08" (2.62m x 2.03m) Single stainless steel sink unit with mixer tap; plumbing for an automatic washing machine and space for a tumble dryer; space for a under unit refrigerator; built in open shelving, wall mounted 'Worcester' gas heating boiler; cupboard housing a water cylinder; part tiled walls; window to rear.

Bedroom No. 1

14' 01" x 11' 11" (4.29m x 3.63m) U.P.V.C framed double glazed window to front; built in furniture to include wardrobes with hanging rail and shelving; overbed cupboards; two bedside units; open shelving and dressing table with kneehole



ROOM DESCRIPTIONS

Bedroom No. 2

13' 01" x 8' 11" (3.99m x 2.72m) U.P.V.C framed double glazed bay window to side; laminate flooring; range of built in furniture to include wardrobes with hanging rails and shelving; dressing table with knee hole, bedside unit and chest of drawers

Bedroom No. 3

12' 02" x 9' 11" (3.71m x 3.02m) U.P.V.C framed double glazed window to side; range of fitted furniture to include wardrobes with hanging rails and shelving, overhead cupboards, two bedside units, dressing table with knee hole and chest of drawers.

Spacious Family Bathroom / Shower Room with WC

10' 04" x 10' 00" (3.15m x 3.05m) White suite comprising a low level wc; wash hand basin in a vanity unit with cupboards below; shower enclosure fitted with a mains shower; corner bath with mixer tap and a handheld shower attachment; part tiled walls.

OUTSIDE

Detached Double Garage

17' 05" x 16' 04" (5.31m x 4.98m) Up and over door; power and light; windows to side and rear; door to side.

GARDENS

Gardens are present to the front and rear. The low walled front garden has a long driveway providing ample parking and is paved for ease of maintenance with raised borders containing shrubs and bushes. The delightful enclosed large rear garden has a raised patio area and is laid to lawn with well established trees, bushes and shrubs. There is a garden shed, outside tap and side access gates to either side of the property.

PLEASE NOTE

Property Disclaimer

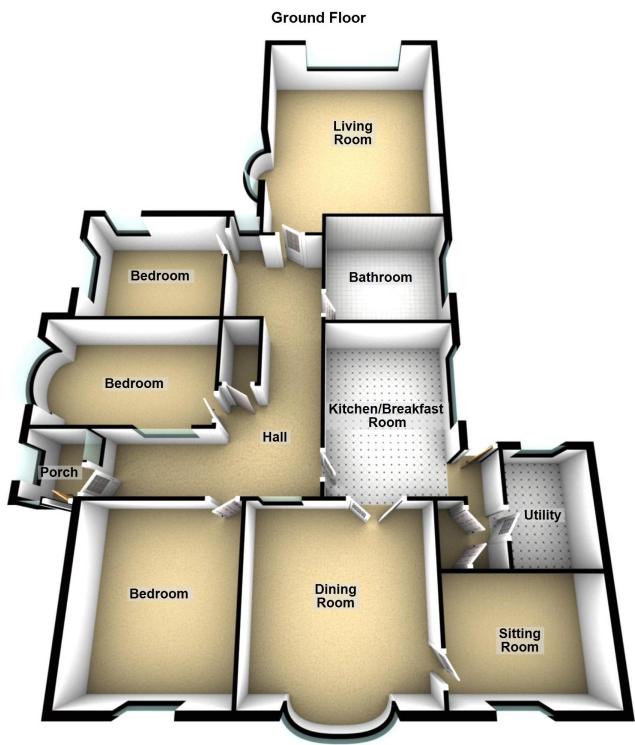
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC