



26 Stapleton Road, Formby, Liverpool, Merseyside. L37 2YN

£575,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN....This spacious and versatile detached house occupies a substantial corner plot position with gardens to front, side and rear and offers superb family accommodation. Features include an attractive double aspect lounge, a superb garage conversion which currently serves as an additional entertaining room but could be utilised as a fifth bedroom with en-suite shower room, well appointed kitchen/dining room, conservatory that opens onto the rear garden creating an inviting space for relaxation. To the first floor there are FOUR bedrooms, primary en-suite shower room and spacious family bathroom/shower room. The property also offers further development potential with planning permission already granted for a detached double garage to the side Ref: DC/2022/01634

Situated in a popular established location which is convenient for local primary and secondary schools, transport links including local bus routes and Formby railway station, local shops and Formby Village where you will find a wide variety of coffee shops, restaurants, independent shops and supermarkets. The National Trust Pinewoods Nature Reserve and Beach are also within close proximity with the beach being accessible via a nearby footpath. EARLY VIEWING ADVISED

## FEATURES

- NO ONWARD CHAIN
- SUBSTANTIAL DETACHED FAMILY HOUSE
- ENVIABLE CORNER PLOT POSITION
- DINING KITCHEN
- ATTRACTIVE LOUNGE AND SEPARATE FAMILY ROOM/BEDROOM FIVE
- CONSERVATORY
- FOUR BEDROOMS
- LUXURY EN-SUITE SHOWER ROOM & FAMILY BATHROOM/SHOWER ROOM
- GARDENS TO FRONT, SIDE AND REAR - AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- PLANNING CONSENT GRANTED FOR THE ERECTION OF A DETACHED DOUBLE GARAGE TO THE SIDE - REF DC/2022/01634



## ROOM DESCRIPTIONS

### Spacious Hall

U.P.V.C. framed double glazed door with obscure glass; U.P.V.C. framed double glazed window to side with obscure glass; built in cloaks cupboard; understairs recess; Karndean flooring.

### Cloakroom/W.C.

5' 11" x 4' 03" (1.80m x 1.30m) Suite comprising pedestal wash hand basin; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Lounge

11' 11" x 18' 04" (3.63m x 5.59m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed, double opening French doors to rear garden; feature fireplace surround fitted with log effect electric fire.

### Family Room/Bedroom No. 5

14' 04" x 18' 08" (4.37m x 5.69m) U.P.V.C. framed double glazed window to front; Karndean flooring; vaulted ceiling.

### Potential En-Suite Shower Room

6' 07" x 5' 11" (2.01m x 1.80m)

### Kitchen open to Dining Room

23' 03" x 10' 08" (7.09m x 3.25m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; space for range style cooker; integrated dishwasher; integrated refrigerator; integrated freezer; display cupboards; under unit lighting; part tiled walls; Amtico flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side; open to dining area with wood effect laminated flooring and U.P.V.C. framed double glazed, double opening doors to:-

### Conservatory

9' 10" x 13' 10" (3.00m x 4.22m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening French doors to rear garden.

### Outer Porch

U.P.V.C. framed double glazed windows and U.P.V.C. framed double glazed door to rear garden.

### First Floor

#### Spacious Landing

U.P.V.C. framed double glazed window to front; access to partially boarded loft housing gas heating boiler.

#### Bedroom No. 1

11' 11" into wardrobe x 14' 05" (3.63m x 4.39m) U.P.V.C. framed double glazed window to rear; range of built in wardrobes; glazed double opening doors to:-





## ROOM DESCRIPTIONS

### En-Suite Shower Room

Suite comprising large tiled shower compartment fitted with electric shower; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

### Bedroom No. 2

11' 11" x 10' 09" (3.63m x 3.28m) U.P.V.C. framed double glazed window to rear.

### Bedroom No. 3

U.P.V.C. framed double glazed window to rear; built in wardrobes.

### Bedroom No. 4

7' 02" x 7' 11" (2.18m x 2.41m) U.P.V.C. framed double glazed window to front; wood effect laminate flooring.

### Family Bathroom/Shower Room

7' 09" x 10' 08" (2.36m x 3.25m) Suite comprising tiled shower compartment with mains fitment; tiled sided bath; wall hung wash hand basin; low level W.C. with concealed cistern; chrome ladder style radiator; cylinder/linen cupboard; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

### Outside

### Gardens

Gardens are present to front, side and rear. The front garden has an extensive driveway providing ample off road parking for several vehicles. The good sized enclosed rear garden is laid to lawn and screened to the rear, there are various paved patio areas, children's play house and and play area. The side garden has planning permission for a detached double garage.

### EPC Rating - D

### Council Tax Band - F

### 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 \*\*





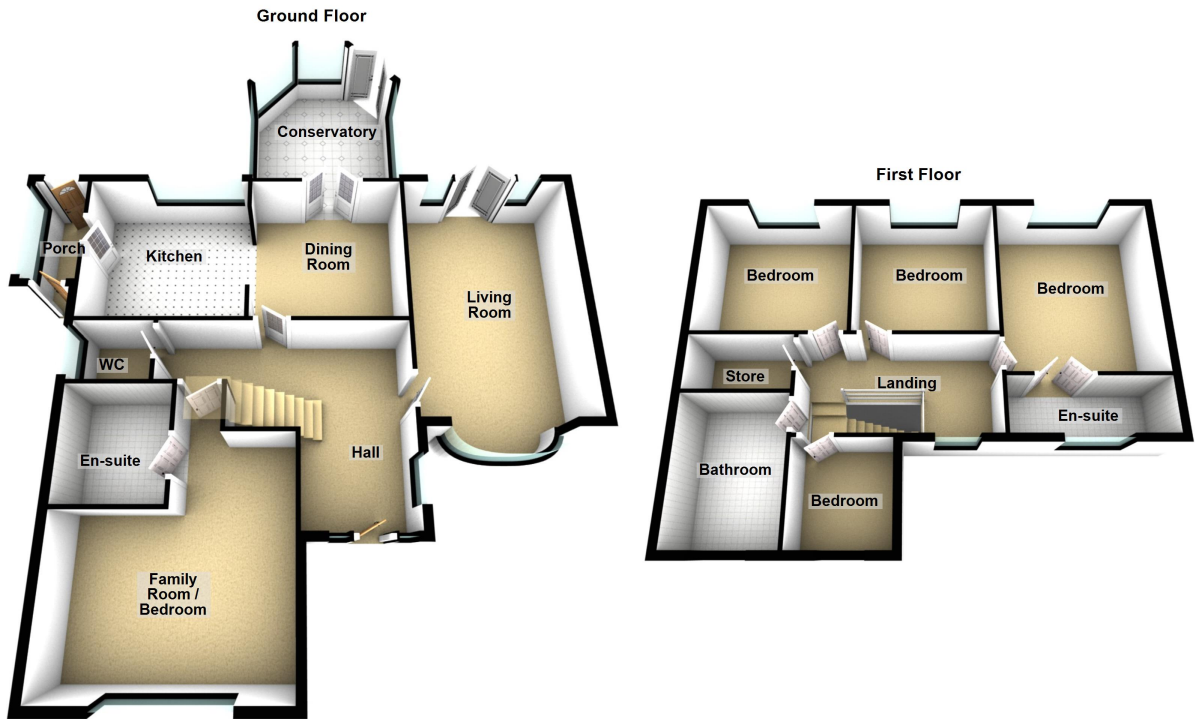








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

