



6a Rosemary Lane, Formby, Liverpool, Merseyside. L37 3HB

Offers Over £495,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This detached home is a perfect blend of traditional charm and modern refinement, immaculately presented with elegant detailing and quality finishes throughout.

Upon entering, the spacious hall flows into the southerly facing lounge which leads to the elegant conservatory providing a tranquil space to enjoy the outdoors from within.

The dining kitchen by Checkers of Churchtown blends contemporary style with functional design and boasts high-end appliances, generous cabinetry and sleek countertops.

To the first floor there are FOUR good sized bedrooms offering versatility, perfect for family members, guests or a home office and a spacious family bathroom/shower room caters to the household.

Outside the front garden has a long driveway providing ample off road parking and leading to a detached garage. The enclosed southerly facing rear garden is carefully maintained with lawn, established shrubs and paved seating areas ideal for outdoor dining or relaxing.

Situated in this much sought after location which is convenient for transport links including Formby railway station, local primary and secondary schools and literally a stones throw away from Formby Village and all its amenities.

## FEATURES

- IMMACULATEDLY PRESENTED DETACHED HOUSE CLOSE TO FORMBY VILLAGE
- SPACIOUS SOUTHERLY FACING LOUNGE
- CONSERVATORY
- DINING ROOM OPEN TO KITCHEN BY CHECKERS OF CHURCHTOWN
- FOUR BEDROOMS
- FAMILY BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DETACHED GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES
- SOUTHERLY REAR ASPECT



## ROOM DESCRIPTIONS

### Porch

U.P.V.C. framed double glazed door; utility area with plumbing for automatic washing machine and space for tumble dryer.

### Hall

Glazed door; U.P.V.C. framed double glazed window to side; understairs cloaks storage with shelving; stairs to first floor.

### Cloakroom/W.C.

Suite comprising inset wash hand basin in vanity unit with cupboard below; low level W.C.; tiled floor; glazed window with obscure glass.

### Lounge

20' 0" x 12' 10" (6.10m x 3.91m) U.P.V.C. framed double glazed window to rear; balanced flue remote control log effect stove gas stove; U.P.V.C. framed double glazed, double opening French doors to:-

### Conservatory

11' 0" x 10' 8" (3.35m x 3.25m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening doors to rear garden; tiled floor.

### Dining Room

12' 9" x 9' 0" (3.89m x 2.74m) U.P.V.C. framed double glazed window to side with obscure glass; wood effect Vinyl flooring; open to:-

### Kitchen by Checkers of Churchtown

12' 2" x 9' 9" (3.71m x 2.97m) Superb range of base, wall and drawer units; composite working surfaces incorporating a one and a half bowl single drainer sink unit with mixer tap; Bosch integrated appliances to include combination microwave oven and electric fan oven in housing unit; induction hob; extractor canopy; larder refrigerator; freezer; dishwasher; carousel unit; illuminated display cupboards; pull out recycling drawer; under unit lighting; cupboard housing Worcester wall mounted gas heating boiler; wood effect vinyl flooring; U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed door to side with obscure glass.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to side with obscure glass; access to partially boarded loft via wooden folding ladder; linen cupboard.



## ROOM DESCRIPTIONS

### Bedroom No. 1

13' 5" x 9' 11" (4.70m x 3.02m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails and shelving; inset wash hand basin in vanity unit with cupboard below; wood effect laminate flooring.

### Bedroom No. 2

13' 0" x 11' 5" (3.96m x 3.48m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall with hanging rails and shelving.

### Bedroom No. 3

9' 10" x 9' 3" (3.00m x 2.82m) U.P.V.C. framed double glazed window to front;

### Bedroom No. 4

9' 10" x 8' 3" (3.00m x 2.51m) U.P.V.C. framed double glazed window to rear.

### Family Bathroom/Shower Room

Suite comprising a panelled bath with mixer tap and hand held shower attachment; tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with cupboard below; low level W.C.; chrome ladder style radiator; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

### Detached Garage

Remotely accessed up and over door; glazed window and glazed door.

### Gardens

Gardens are present to front and rear. The front garden is accessed via double opening gates and is laid to lawn with extensive driveway providing ample parking for several vehicles. The enclosed southerly facing rear garden is laid to lawn with borders containing established shrubs and bushes and brick paved patio area.

### Council Tax Band - F

### 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 \*\*

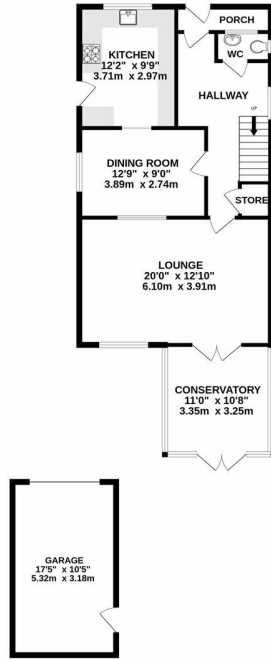




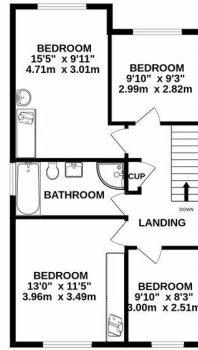


# FLOORPLAN & EPC

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1589 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Menergy 12/2021

