



**26 Bushbys Park, Formby, Liverpool, Merseyside. L37 2EF**

**Offers Over £595,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are delighted to be offering for sale this fully renovated and extended detached THREE bedroom true bungalow which has undergone an extensive programme of renovation and offers thoughtfully re-designed accommodation, no stone has been left unturned and interior inspection is essential to fully appreciate the accommodation on offer from the stunning kitchen which opens into a spacious family/dining area with bi-folding doors to the rear garden to the luxury en-suite shower room and family bathroom. The property is situated in a much sought after location which is convenient for all local amenities including Formby Railway Station, Formby Village, local shops and a stones throw away from The National Trust Pinewoods Nature Reserve and beach.

## FEATURES

- NO UPWARD CHAIN
- FULLY RENOVATED EXTENDED DETACHED TRUE BUNGALOW
- SOUGHT AFTER LOCATION
- FRONT ENTERTAINING ROOM
- KITCHEN WITH BUILT IN APPLIANCES OPEN TO FAMILY/DINING ROOM
- LAUNDRY ROOM
- MAIN BEDROOM WITH WALK-IN WARDROBE & FRENCH DOORS TO REAR GARDEN
- LUXURY EN-SUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- DOUBLE GLAZING
- GAS HEATING
- GARAGE WITH ELECTRICALLY CONTROLLED DOOR
- GARDENS TO FRONT AND REAR
- AMPLE OFF ROAD PARKING
- SECURITY SYSTEM



## ROOM DESCRIPTIONS

### Spacious Reception Hall

Composite glazed door with U.P.V.C. framed double glazed side panels with obscure glass; Karndean herringbone style flooring; cloaks cupboard.

### Front Lounge

15' 8" x 10' 8" (4.78m x 3.25m) U.P.V.C. framed double glazed window to front; feature limestone fireplace surround fitted with gallery log effect fire.

### Superb Kitchen open to Family/Dining Room

21' 5" reducing to 16'02" x 22' 8" reducing to 11'11" (6.53m x 6.91m) (maximum dimensions) Range of shaker style base, wall and drawer units; double electric oven and grill in housing unit; integrated microwave in housing unit; quartz working surfaces incorporating induction hob with quartz splash back and extractor canopy over; pan drawers; housing unit with space for American style refrigerator/freezer; centre island with quartz working surface incorporating a double ceramic inset sink with mixer tap; integrated dishwasher and integrated wine cooler; karndean herringbone style flooring; two lantern roofs to family dining area; double glazed bi-folding doors opening to rear garden.

### Laundry Room

5' 2" x 7' 6" (1.57m x 2.29m) Base cupboard; one and half bowl single drainer ceramic sink with mixer tap; plumbing for automatic washing machine; Karndean herringbone style flooring; U.P.V.C. framed double glazed window to side; door to garage.

### Bedroom No. 1

15' 8" x 11' 10" (4.78m x 3.61m) U.P.V.C. framed double glazed, double opening French doors to rear garden; walk-in wardrobe fitted with open hanging rails and shelving.

### Luxury En-Suite Shower Room

Suite comprising of a large walk-in tiled shower with mains fitment and fixed head rainmaker; twin wash hand basins on vanity unit with mixer tap and storage below and illuminated mirror above; low level W.C. with concealed cistern; ladder style radiator; extractor; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

### Bedroom No. 2

13' 11" x 9' 4" (4.24m x 2.84m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with soft close doors, hanging rails and shelving.

### Bedroom No. 3

8' 10" x 11' 11" (2.69m x 3.63m) U.P.V.C. framed double glazed window to side.

### Luxury Family Bathroom

11' 4" x 5' 9" (3.45m x 1.75m) Suite comprising of a tiled sided bath with a wall mounted waterfall tap; mains shower with fixed head rainmaker; shower screen; oval vanity unit incorporating wash hand basin with mixer tap and illuminated mirror above; wall hung W.C. with concealed cistern; chrome ladder style radiator; extractor; waterfall marble effect tiled walls and floor.

### Outside

#### Attached Single Garage

Electrically controlled up and over door; power and light; Vokera wall mounted gas combination boiler.

### Gardens

Gardens are present to front and rear. The front garden is laid to lawn with two extensively paved driveways providing ample off road parking with gate access to the rear. The enclosed rear garden is laid to lawn and screened to the rear with a back drop of established small trees, shrubs and bushes with paved pathways to both sides of the property.

### PLEASE NOTE

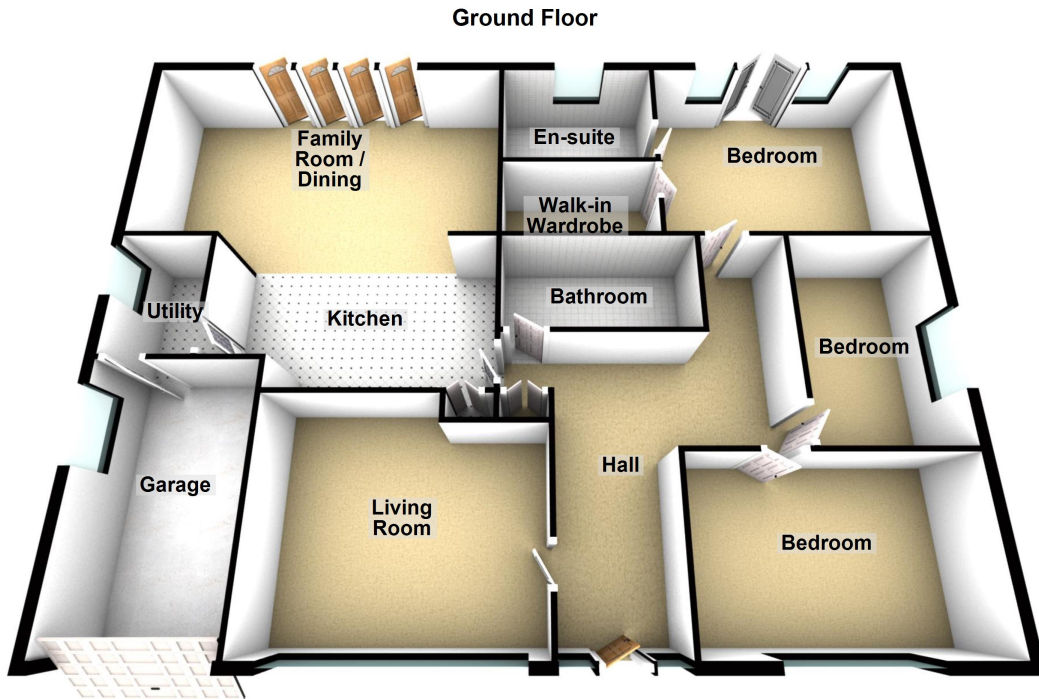
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurement are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

