



4 Kirklake Bank, Formby, Liverpool, Merseyside. L37 2YJ

£580,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to offer for sale this four bedroom detached house which has the advantage of a delightful good size westerly facing rear garden with ample space for outdoor gatherings and a haven for relaxation. The property requires some modernisation however provides huge potential to re-configure and/or extend (subject to the usual planning consents) and is situated in a most popular cul-de-sac location, convenient for local primary and secondary schools, local shops, Formby railway station and the pinewoods and beach.

FEATURES

- ENTRANCE HALL CLOAKROOM/W.C.
- BRIGHT AND SPACIOUS ENTERTAINING ROOM
- WESTERLY FACING CONSERVATORY
- BREAKFAST KITCHEN & UTILITY ROOM
- STUDY
- FOUR BEDROOMS
- ENSUITE BATHROOM WITH WC
- FAMILY BATHROOM WITH WC
- DOUBLE GARAGE WITH AMPLE PARKING
- GOOD SIZE WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Covered Entrance
Tiled flooring.

Entrance Hall
Stairs to first floor with under stairs open storage area.

Cloakroom/WC
Suite comprising a low level wc; wall mounted wash hand basin; part tiled walls; U.P.V.C framed double glazed opaque window.

Entertaining Room
21' 09" x 12' 00" (6.63m x 3.66m) U.P.V.C framed double glazed full length window to front and side; feature fire surround fitted with a living flame coal effect gas fire; U.P.V.C framed double glazed sliding patio door to....

Westerly Facing Conservatory
13' 03" x 13' 01" (4.04m x 3.99m) U.P.V.C framed double glazed windows and double opening patio doors opening onto the rear patio and garden; tiled flooring.

Front Dining Room
9' 11" (excluding door well) x 9' 00" (3.02m x 2.74m) U.P.V.C framed double glazed window to front; serving hatch.

Breakfast Kitchen
11' 05" x 11' 02" (3.48m x 3.40m) Range of wall, base and drawer units; twin stainless steel sink unit with mixer tap; freestanding electric cooker and refrigerator; breakfast bar; part tiled walls; U.P.V.C framed double glazed window to rear.

Rear Hall

Utility Room
8' 03" x 8' 01" (2.51m x 2.46m) U.P.V.C framed double glazed window to rear; wall, base and drawer units; single stainless steel sink unit; plumbing for an automatic washing machine; freestanding tumble dryer; cupboard housing an 'Ideal' gas heating boiler; part tiled walls.

Study
U.P.V.C framed double glazed window to front; wall mounted open shelving; built in cupboard.

FIRST FLOOR

Landing
U.P.V.C framed double glazed window to rear; built in storage cupboards with shelving and housing a water cylinder; access to a partially boarded loft via a pull down ladder.

Bedroom No. 1
12' 04" x 10' 07" (3.76m x 3.23m) U.P.V.C framed double glazed full length window to front; built in wardrobes with hanging rails and shelving with cupboards above

Ensuite Bathroom with WC
Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; panelled bath fitted with a 'Gainsborough' electric shower above; tiled walls; U.P.V.C framed double glazed opaque window to front.

Bedroom No. 2
12' 00" x 9' 01" (3.66m x 2.77m) U.P.V.C framed double glazed window to rear.

Bedroom No. 3
11' 03" x 6' 10" (3.43m x 2.08m) U.P.V.C framed double glazed window to rear.

Bedroom No. 4
10' 02" x 7' 03" (3.10m x 2.18m) U.P.V.C framed double glazed window to front; built in shelving units to one wall.

Family Bathroom with WC combined
Suite comprising a low level wc; wash hand basin in a vanity unit; panelled bath with mixer tap and hand held shower attachment; part tiled walls; U.P.V.C framed double glazed opaque window.

OUTSIDE

Double Garage
Up and over door; power and light; door to rear.

Gardens
Gardens are present to the front and rear. The front garden has a long driveway providing parking for several cars and is laid to lawn with borders containing shrubs and bushes. The good size westerly facing rear garden has a patio area and is laid to lawn with mature trees and well established borders containing flowering bushes and shrubs.

PLEASE NOTE
Property Disclaimer

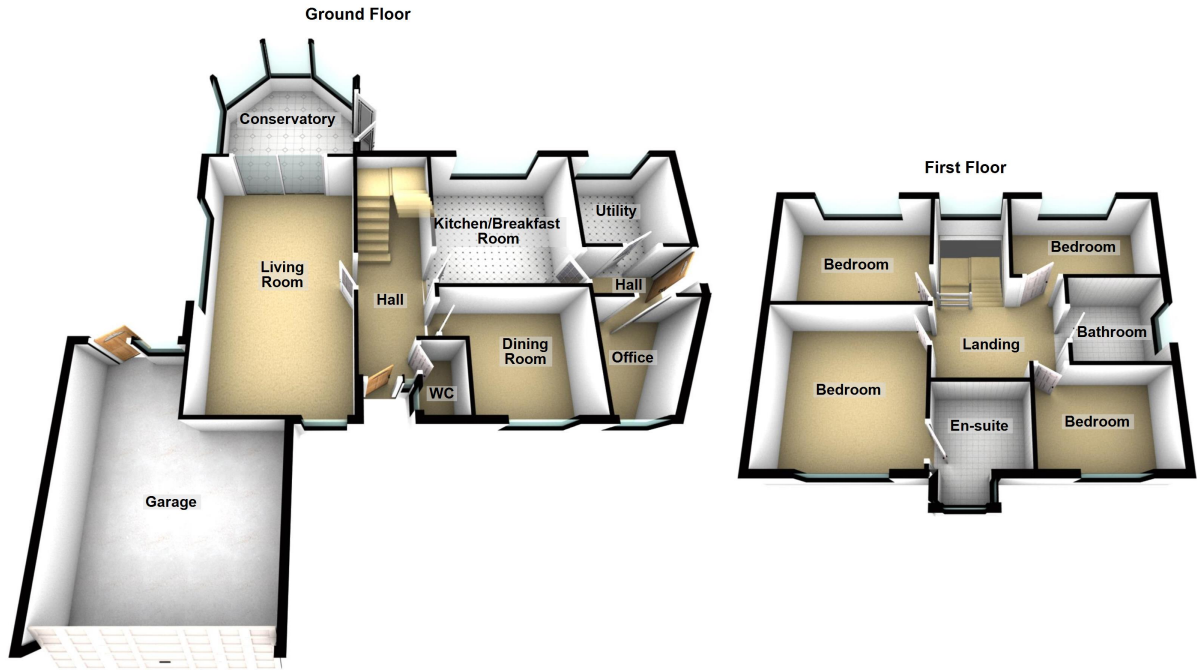
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	