



**The Beeches, 7 Hawthorne Crescent, Formby, Liverpool,  
Merseyside. L37 4JF**

**Offers in Region of £515,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this spacious detached family house which has been meticulously maintained and considerably improved by the present owners, a testament to over three decades of ownership. On entry you will be greeted by an expansive and inviting interior seamlessly blending classic elegance with modern comforts, features include three entertaining rooms, well appointed kitchen open to family room, four bedrooms, luxury en-suite shower room and family bathroom. Outside the manicured gardens and serene patio areas provide the perfect setting for alfresco dining.

The property occupies a pleasant position in this cul-de-sac location which is convenient for all local amenities including local primary and secondary schools, transport links and Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

## FEATURES

- CUL-DE-SAC LOCATION
- SPACIOUS DETACHED FAMILY HOUSE
- THREE ENTERTAINING ROOMS
- CONSERVATORY
- ATTRACTIVE KITCHEN OPEN TO FAMILY ROOM
- FOUR BEDROOMS
- LUXURY EN-SUITE & FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- ESTABLISHED GARDENS



## ROOM DESCRIPTIONS

### Spacious Reception Hall

16' 5" x 12' 10" (5.00m x 3.91m) maximum dimensions  
U.P.V.C. framed double opening doors with obscure glass  
and matching side panels; wood effect laminate flooring.

### Ground Floor W.C.

Suite comprising inset wash hand basin in vanity unit with  
mixer tap and cupboard below; low level W.C. with  
concealed cistern; chrome ladder style radiator; tiled  
walls; tiled floor; U.P.V.C. framed double glazed window to  
front with obscure glass.

### Cloak Room

Built in cupboards; wood effect laminate flooring.

### Office

7' 1" x 9' 4" (2.16m x 2.84m)(maximum dimensions)  
U.P.V.C. framed double glazed window; built in desk and  
shelving; wood effect laminate flooring.

### Through Entertaining Room

13' 3" x 21' 7" (4.04m x 6.58m) U.P.V.C. framed double  
glazed bow window to front with deep sill; feature  
limestone fireplace with matching interior and hearth and  
fitted with a living flame coal effect gas fire; U.P.V.C.  
framed double glazed, double opening French doors to:-

### Conservatory

U.P.V.C. framed double glazed windows; U.P.V.C. framed  
double glazed double opening French doors to rear  
garden; porcelain tiled floor.

### Dining Room

10' 2" x 13' 9" (3.10m x 4.19m) U.P.V.C. framed double  
glazed window to rear; wood effect laminate flooring.

### Breakfast Kitchen

10' 9" x 13' 8" (3.28m x 4.17m) Range of base, wall and  
drawer units; one and a half bowl single drainer sink unit  
with mixer tap; space for range style cooker, glass splash  
back; extractor; integrated refrigerator/freezer; Hotpoint  
integrated dishwasher; Bosch integrated microwave;  
wine storage; china cupboards; under unit lighting ; tiled  
floor; breakfast bar; pendant lighting; U.P.V.C. framed  
double glazed window to rear; open to:

### Family Room

14' 10" x 8' 5" (4.52m x 2.57m) U.P.V.C. framed double  
glazed double opening French doors to rear patio;  
feature fireplace fitted with electric fire; tiled floor.

### Laundry Room

15' 2" x 5' 10" (4.62m x 1.78m) Base and wall cupboards;  
single drainer stainless steel sink unit; plumbing for  
automatic washing machine; space for tumble dryer;  
space for upright refrigerator; U.P.V.C. framed double  
glazed sliding patio door to side; door to garage.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to front; loft  
access.

#### Bedroom No. 1

14' 3" x 10' 5" (4.34m x 3.17m) U.P.V.C. framed double  
glazed window to rear and side; range of built in  
wardrobes with mirrored doors, hanging rails and  
shelving.



## ROOM DESCRIPTIONS

### Luxury En-Suite Shower Room

6' 3" x 10' 8" into shower (maximum dimensions) (1.91m x 3.25m) Suite comprising tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin with mixer tap and drawer below; low level W.C.; anthracite panel heated towel rail;; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side.

### Bedroom No. 2

10' 8" into wardrobe x 12' 8" into wardrobe (3.25m x 3.86m) U.P.V.C. framed double glazed window to rear; range of built in furniture to include wardrobes with hanging rails and shelving; overbed storage, bedside tables and dressing table unit with drawers; wood effect laminate flooring.

### Bedroom No. 3

12' 1" x 8' 6" (3.68m x 2.59m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails, shelving and overbed storage; wood effect laminate flooring.

### Bedroom No. 4

U.P.V.C. framed double glazed window to rear; cupboard with hanging rail and shelving;; wood effect laminate flooring.

### Luxury Family Bathroom

8' 9" x 8' 5" (2.67m x 2.57m) Suite comprising tiled sided bath with mains shower fitted over with fixed head and hand held shower attachment; wall hung wash hand basin with mixer tap and drawers below and illuminated mirror over; low level W.C.; anthracite panel heated towel rail; linen cupboard; tiled walls; tiled floor; extractor; U.P.V.C. framed double glazed window to front with obscure glass.

### Outside

#### Double Width Garage

Electrically controlled up and over door; Baxi wall mounted wash hand basin; power and light.

### Gardens

Well maintained gardens are present to front and rear. The front garden is laid to lawn with driveway providing ample parking. The attractive enclosed rear garden is laid to lawn with borders containing established small trees, shrubs and bushes with raised decked patio areas.

### PLEASE NOTE

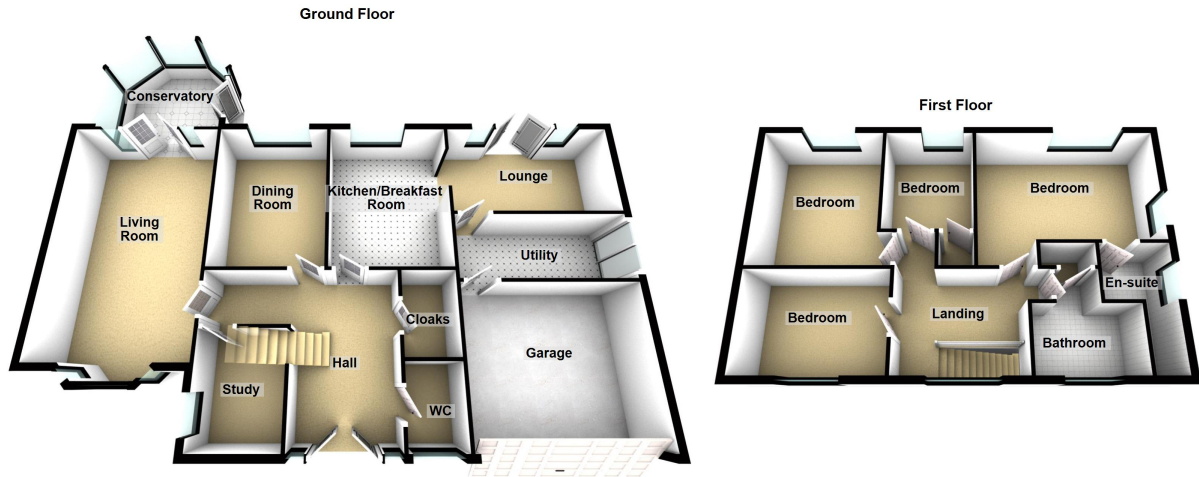
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		73	83
		EU Directive 2002/91/EC	

