



24 Pinewood Avenue, Formby, Liverpool, Merseyside. L37 2HZ

Offers in Excess of £360,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This well presented semi-detached house offers spacious and versatile family accommodation including a bright and airy entrance hall, two entertaining rooms, breakfast kitchen, utility room, three double bedrooms and a large family bath/shower room. The property enjoys a delightful enclosed rear garden and is situated in a popular residential location convenient for local primary and secondary schools, local shops, Formby railway station and the pinewoods nature reserve and beach. NO UPWARD CHAIN.

## FEATURES

- ENCLOSED VESTIBULE
- ENTRANCE HALL CLOAKROOM/W.C.
- TWO ENTERTAINING ROOMS
- BREAKFAST KITCHEN
- UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- DELIGHTFUL ENCLOSED REAR GARDEN
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double opening doors.

### Spacious Entrance Hall

U.P.V.C framed double glazed door and U.P.V.C framed double glazed window to side; turned staircase to first floor with a deep under stairs storage cupboard.

### Cloakroom/Wc

Suite comprising a low level wc; pedestal wash hand basin with mixer tap; U.P.V.C framed double glazed opaque window to side.

### Spacious Front Dining Room

12' 11" (into recess) x 14' 00" (3.94m x 4.27m) U.P.V.C framed double glazed window to front; feature fire surround fitted with a gas fire; picture rails.

### Spacious Rear Entertaining Room

12' 11" x 14' 09" (3.94m x 4.50m) Feature fire surround fitted with a coal effect gas fire with fitted units in chimney recesses; U.P.V.C framed double glazed double opening patio doors opening onto the rear garden.

### Breakfast Kitchen

10' 07" x 10' 09" (3.23m x 3.28m) Range of base, wall and drawer units; one and a half bowl acrylic sink unit with a mixer tap; integrated under unit refrigerator; freestanding dishwasher 'New World' oven with a separate grill in a housing unit; 'New World' four burner electric hob with cooker hood above; part tiled walls; U.P.V.C framed double glazed window to rear and door to side.

### Utility Room

Wall, base and drawer units; freestanding washing machine and upright refrigerator; wall mounted 'Worcester' gas heating boiler (installed November 2023); U.P.V.C framed double glazed opaque window to side.

## FIRST FLOOR

### Landing

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

### Bedroom No. 1

12' 10" x 14' 06" (3.91m x 4.42m) U.P.V.C framed double glazed window to front.

### Bedroom No. 2

12' 11" x 14' 03" (3.94m x 4.34m) U.P.V.C framed double glazed window to rear.

### Bedroom No. 3

10' 10" x 10' 10" (3.30m x 3.30m) (maximum dimensions) U.P.V.C framed double glazed window to rear; built in furniture including wardrobes with hanging rails, dressing table with kneehole and two bedside units.

### Family Bath/Shower Room with WC combined

Suite comprising a wash hand basin and wc in a vanity unit with cupboard below; panelled bath with mixer tap; walk in shower fitted with a mains shower attachment; ladder style heated towel rail; tiled walls and flooring; two U.P.V.C framed double glazed opaque windows.

## OUTSIDE

### Single Garage

Up and over door; power and light; door to side.

### Gardens

Low maintenance mature gardens are present to the front and rear. The front garden has a long driveway providing ample parking and is block paved with well stocked borders. The delightful enclosed rear garden has several patio areas with a pathway winding through the garden flanked by lush borders filled with an abundance of bushes, flowering plants and shrubs.

## PLEASE NOTE

Property Disclaimer

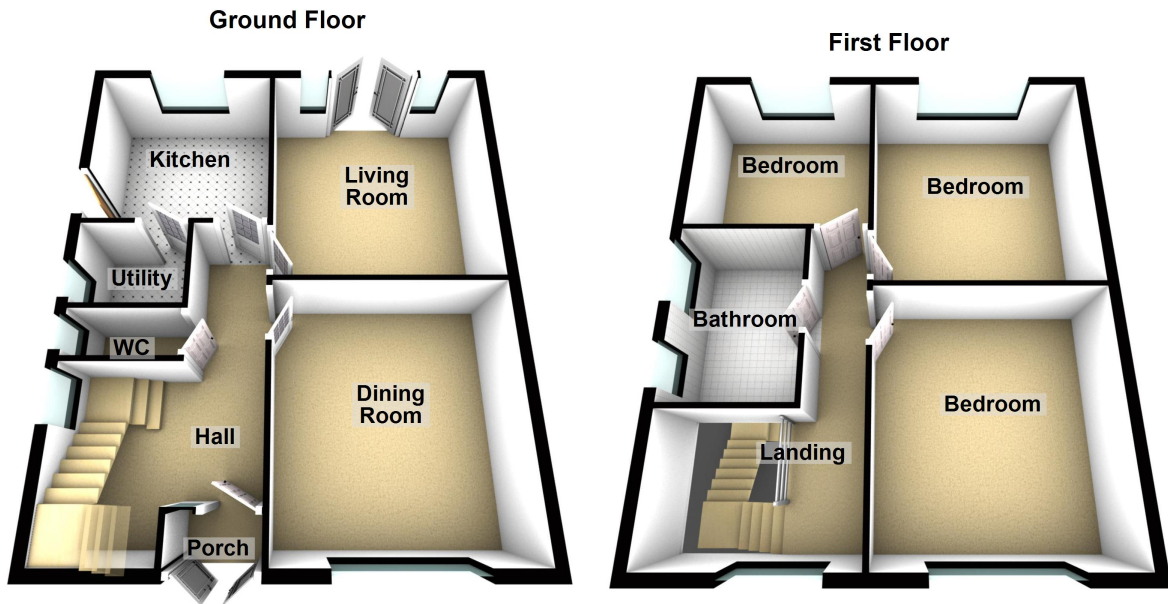
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

