



8 Carrs Crescent, Formby, Liverpool, Merseyside. L37 2EU

Offers Over £525,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A rare and exciting opportunity has arisen to purchase this double fronted five bedroom semi-detached Victorian house which offers spacious and versatile accommodation over three floors, including three entertaining rooms, five double bedrooms, study and an extensive west facing rear garden. The property requires complete modernisation but could be transformed into a beautiful forever family home. Situated in a popular residential location, convenient for local schools, shops, Formby railway station, Formby village with all its amenities and the Pinewood Nature Reserve and beach. NO UPWARD CHAIN.

FEATURES

- IN NEED OF MODERNISATION
- ENCLOSED VESTIBULE, ENTRANCE HALL, CELLAR
- THREE ENTERTAINING ROOMS
- KITCHEN
- FIVE BEDROOMS OVER TWO FLOORS
- STUDY/DRESSING ROOM
- FAMILY BATHROOM
- NO CENTRAL HEATING SYSTEM
- LARGE DETACHED GARAGE, OUTBUILDING, AMPLE PARKING
- LARGE WEST FACING ENCLOSED REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Double opening storm doors with stained glass windows to sides; tiled flooring.

Entrance Hall

Stairs to first floor; laminate flooring; window to side; picture rail; door and stairs to cellar.

Cellar (low ceilings)

Door and window to side.

Front Entertaining Room

17' 11" (into bay) x 13' 09" (into recess) (5.46m x 4.19m) Bay window to front; picture rail; ceiling rose; feature fireplace with a tiled hearth and open grate.

Front Dining Room

16' 02" x 12' 11" (4.93m x 3.94m) Window to front; feature fire surround with a tiled hearth and open grate; laminate flooring; ceiling rose.

Rear Morning Room

14' 10" (maximum dimensions) x 13' 09" (maximum dimensions) (4.52m x 4.19m) Window to rear; built in storage cupboard with shelving; feature 'Victorian' original 'cast iron' stove (not in working order).

Kitchen

13' 02" x 9' 02" (into recess) (4.01m x 2.79m) Base, wall and drawer units; single stainless steel sink unit with mixer tap; space for freestanding cooker and washing machine; tiled walls; window and door to rear.

FIRST FLOOR

Half Landing

Window to side

Bedroom No. 1

13' 09" (into recess) x 12' 10" (4.19m x 3.91m) Window to rear; built in linen cupboard housing a water cylinder.

Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with mixer tap and a handheld shower attachment; tiled walls; opaque window to rear.

LANDING

Bedroom No. 2

13' 11" x 13' 09" (into recess) (4.24m x 4.19m) Window to front.

Bedroom No. 3

13' 10" (into recess) x 12' 11" (4.22m x 3.94m) Window to front.

Study/Dressing Room

6' 10" x 5' 06" (2.08m x 1.68m) Window to front.

SECOND FLOOR LANDING

Eaves access.

Bedroom No. 4

13' 10" (into recess) x 11' 02" (4.22m x 3.40m) Window to rear.

Bedroom No. 5

13' 09" x 10' 06" (sloping ceilings) (4.19m x 3.20m) Window to front.

OUTSIDE

Large Detached Garage

Double opening timber doors; window to side.

Brick Built Store

Power and light; water tap; window to side; separate wc; log store.

Gardens

Mature gardens are present to the front and rear. The low walled and hedged front garden has a driveway and is laid to lawn. The large west facing rear garden is laid to lawn with borders containing trees and bushes.

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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		31
(1-20)	G	1	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

