



12 Greenloons Drive, Formby, Liverpool, Merseyside. L37 2LY

Offers in Region of £375,000 Freehold

FOR SALE

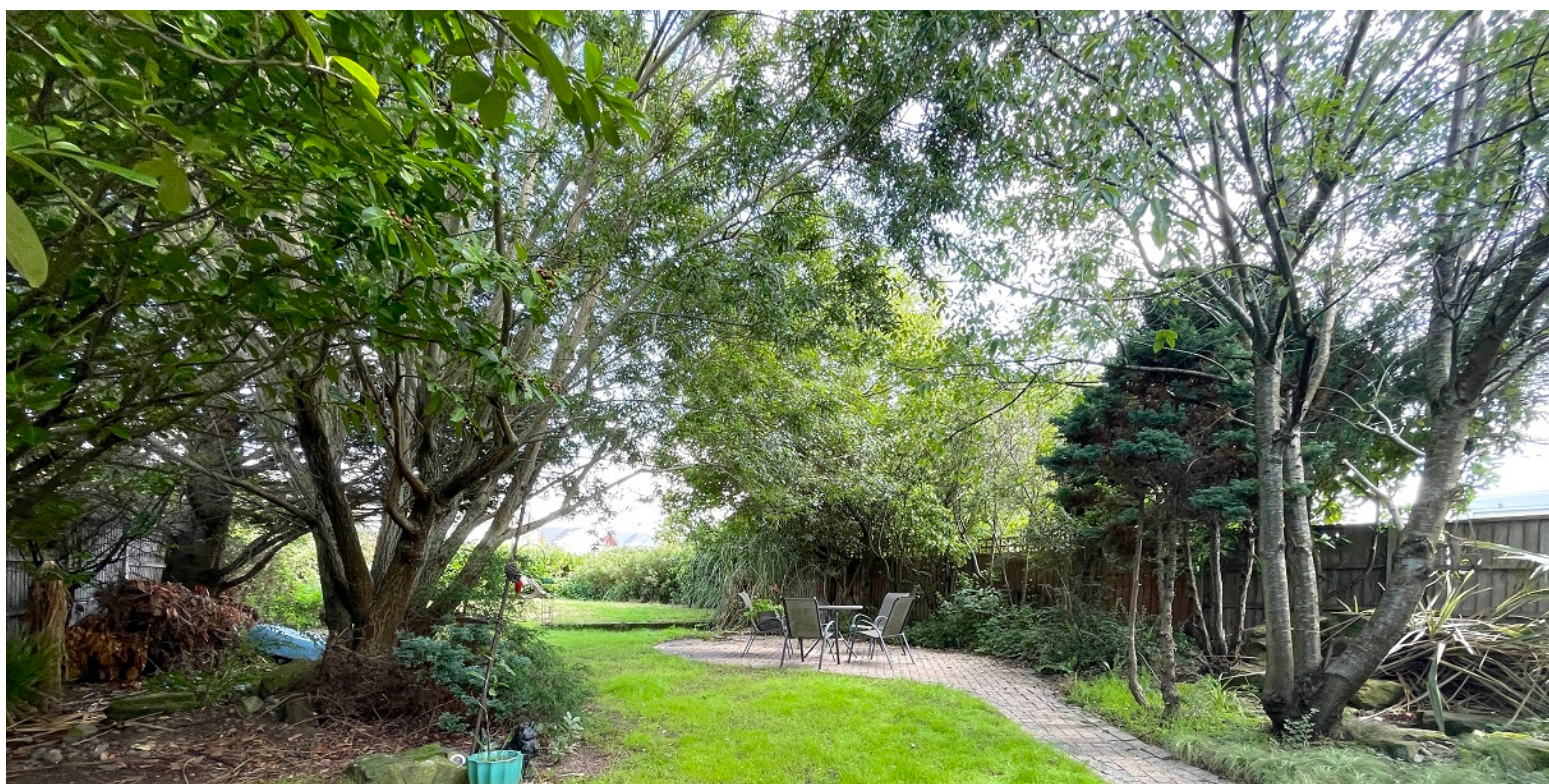


PROPERTY DESCRIPTION

NO UPWARD CHAIN.... Colette Gunter Estate Agents are delighted to bring to the market this extended three bedroom detached true bungalow which offers deceptively spacious and versatile accommodation. The property has the advantage of a good size rear garden and is situated in a popular residential location, convenient for local primary and secondary schools, Formby railway station, local shops, Formby village with all its amenities and the pinewoods nature reserve and beach.

FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE & ENTRANCE HALL
- REAR ENTERTAINING ROOM OPEN TO...
- GARDEN ROOM
- BREAKFAST KITCHEN OPEN TO GARDEN ROOM
- THREE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- SINGLE GARAGE
- AMPLE OFF ROAD PARKING
- GOOD SIZE REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed sliding patio door with window to side; tiled flooring.

L-Shaped Entrance Hall

Laminate flooring; loft access.

Rear Entertaining Room

19' 00" x 12' 01" (into recess) (5.79m x 3.68m) Feature fire surround fitted with a living flame coal effect gas fire; laminate flooring; open to.....

Garden Room

21' 04" x 7' 00" (6.50m x 2.13m) U.P.V.C framed double glazed windows with double opening patio doors leading onto the rear garden; laminate flooring; wall mounted display unit.

Breakfast Kitchen

20' 04" x 8' 09" (6.20m x 2.67m) Wall, base and drawer units with working surfaces; one and a half bowl stainless steel sink unit with mixer tap; built in storage cupboard with shelving; space for a range cooker; freestanding refrigerator; washing machine, tumble dryer and dishwasher (not tested); breakfast bar; tiled flooring; part tiled walls; U.P.V.C framed double glazed window to side; open to the garden room.

Bedroom No. 1

12' 02" x 12' 00" (3.71m x 3.66m) U.P.V.C framed double glazed window to front; freestanding wardrobe with hanging rails.

Bedroom No. 2

15' 02" x 8' 10" (4.62m x 2.69m) U.P.V.C framed double glazed window to front.

Bedroom No. 3

8' 09" x 8' 02" (2.67m x 2.49m) U.P.V.C framed double glazed window to side; wall mounted open shelving.

Family Bath/Shower Room with WC

Suite comprising a low level wc; pedestal wash hand basin; shower enclosure fitted with a mains shower; panelled bath; tiled walls and flooring; two U.P.V.C framed double glazed opaque windows to side.

OUTSIDE

Single Garage

Up and over door; power and light.

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with a long block paved driveway providing ample parking. The good size rear garden has a patio area and is laid to lawn with borders containing shrubs, bushes and trees.

PLEASE NOTE

Property Disclaimer

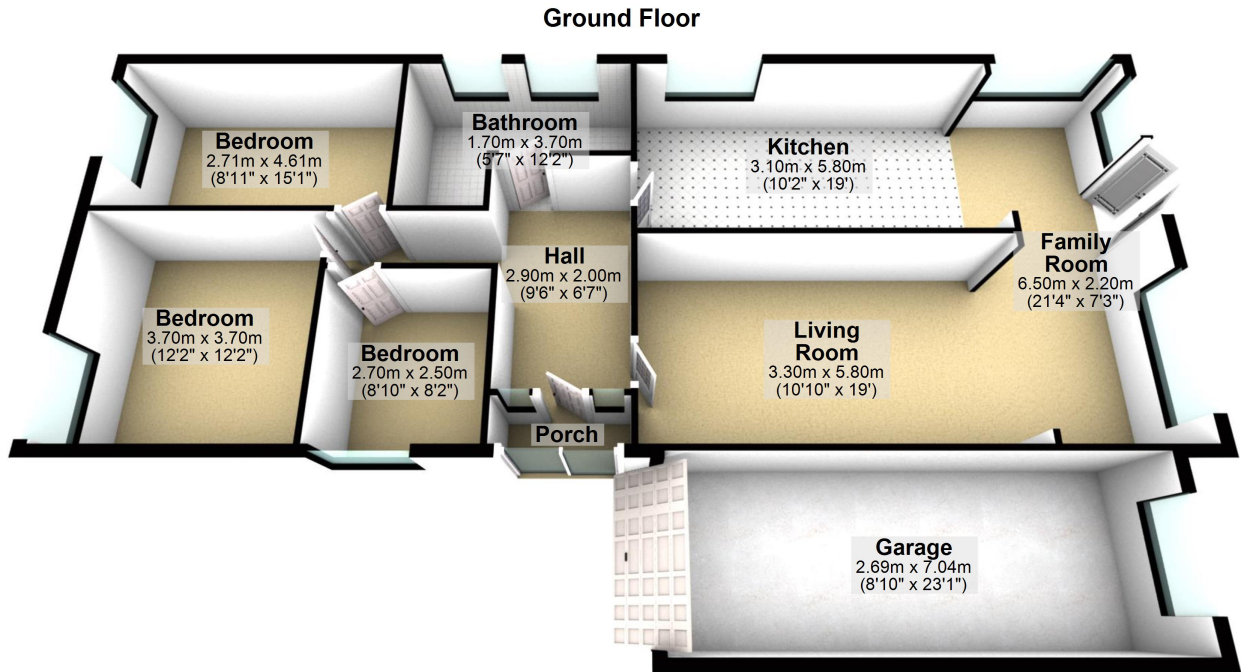
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	