



**46 Wicks Crescent, Formby, Liverpool, Merseyside. L37 1PW**

**£685,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

This stunning true bungalow has been tastefully redesigned and refurbished by the present owners offering contemporary living with a touch of luxury and is located in an enviable position on Wicks Crescent with no vehicular traffic at the front, giving a sense of quiet. It features a spacious open plan kitchen and living area designed to be the heart of the home with sleek cabinetry with 'Quartz' worktops, high quality appliances and an island incorporating a breakfast bar, perfect for cooking and socializing. There are three well proportioned double bedrooms with ample storage space. The primary bedroom features an ensuite shower complete with modern fixtures, along with the main bathroom being equally inviting also with a contemporary design. The good size south facing rear garden and patio area is an ideal space for entertaining, gardening and relaxing. The property is situated in a popular residential location convenient for local shops, schools, Formby and Freshfield railway station, Formby village with all its amenities and the Pinewoods Nature reserve and beach. EARLY VIEWING IS ADVISED

## FEATURES

- IMPRESSIVE TURN KEY TRUE BUNGALOW IN A SOUGHT AFTER LOCATION
- RE-DESIGNED AND RE-FURBISHED BY THE PRESENT OWNERS
- SOUTH FACING REAR ENTERTAINING ROOM
- STUNNING KITCHEN OPEN TO A DINING/FAMILY ROOM
- PRIMARY BEDROOM WITH LUXURY ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- LUXURY FAMILY SHOWER ROOM WITH WC
- MAIN ROOF REPLACED IN 2024
- DOUBLE GARAGE
- GOOD SIZE SOUTH FACING REAR GARDEN



## ROOM DESCRIPTIONS

### Entrance Hall

Composite door; ornate radiator cover; built in cupboard; 'Light Oak' effect flooring.

### Extended South Facing Rear Entertaining Room

21' 08" x 11' 10" (6.60m x 3.61m) Feature fire surround fitted with a log effect gas fire; ornate radiator cover; U.P.V.C framed double glazed double opening doors leading onto the south facing rear patio and garden.

### Stunning Kitchen open to a Family/Dining Area

37' 08" x 14' 00" (11.48m x 4.27m) Kitchen - Excellent range of wall, base and pan drawer units with 'Quartz' working surfaces and under unit lighting; Two 'Whirlpool' ovens, combination microwave/oven, warming drawer and wine chiller in a housing unit; space for an American style refrigerator; five burner gas hob with an extractor hood above; large island with 'quartz' worktop incorporating a double sink unit with mixer tap, 'kenwood' dishwasher, pan drawers, base units and a breakfast bar area; 'Light Oak' flooring; U.P.V.C framed double glazed window with plantation shutters.

Family Room with Roof Lantern- feature log effect electric fire with space for a television above; ornate radiator cover; two U.P.V.C framed double glazed windows with plantation shutters; U.P.V.C framed double glazed bi-folding doors opening onto the south facing rear garden and patio.

### Utility Room

Base and wall units; one and a half bowl ceramic sink unit with a pull out spray tap; plumbing for an automatic washing machine; space for a tumble dryer; cupboard housing a 'Worcester' gas heating system; 'Light Oak' flooring; part tiled walls; U.P.V.C framed double glazed window to side.

### Bedroom No. 1

15' 08" reducing to 10' 00" (4.78m x 3.05m) x 13'09" (4.19m) U.P.V.C framed double glazed window with plantation shutters and double opening doors leading onto the rear patio and garden; built in wardrobes with hanging rails and shelving.

### Spacious Luxury Ensuite Shower Room

9' 00" x 5' 11" (2.74m x 1.80m) Suite comprising a low level wc with concealed flush; contemporary wash hand basin in a vanity unit; large walk in shower fitted with a mains shower; ladder style heated towel rail; tiled walls; 'herringbone effect' flooring; U.P.V.C framed double glazed opaque window.

### Bedroom No. 2

11' 08" x 10' 04" (3.56m x 3.15m) U.P.V.C framed double glazed window fitted with plantation shutters; built in wardrobes with hanging rails and shelving.

### Bedroom No. 3

10' 00" x 9' 02" (3.05m x 2.79m) U.P.V.C framed double glazed window fitted with plantation shutters.

### Luxury Family Shower Room

Suite comprising a low level wc with inset flush; contemporary wash hand basin in a vanity unit with cupboard below and feature tiled splashback; shower enclosure fitted with a rainfall shower fitting; ladder style heated towel rail; tiled walls; U.P.V.C framed double glazed opaque window.

### OUTSIDE

#### Double Garage

The double garage is situated to the rear of the property and has a electronically controlled up and over door; power and light.

#### Front Garden

The front garden is laid to lawn with borders containing shrubs and bushes.

#### Rear Garden

The good size south facing rear garden has an extensive patio area and is laid to lawn with well stocked borders.

#### EPC Rating C

#### Council Tac Band D

#### PLEASE NOTE

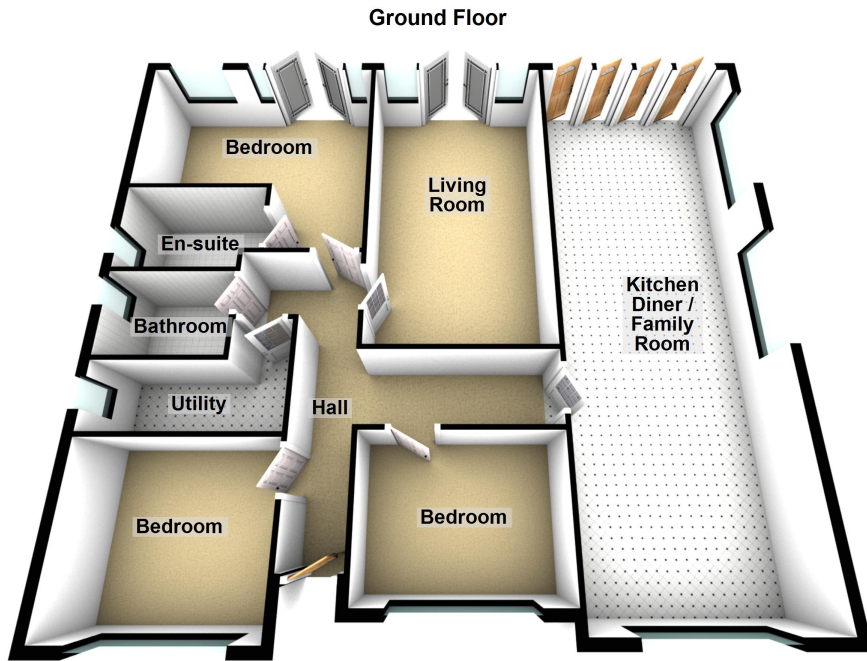
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	82
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	