



77 Church Road, Formby, Liverpool, Merseyside. L37 3NA

Offers in Excess of £350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN.....Colette Gunter Estate Agents are pleased to present to the market this well planned and thoughtfully extended FIVE bedroom semi detached house which offers spacious family accommodation throughout and has the advantage of a westerly facing rear garden. The property is conveniently situated for local primary and secondary schools, bus route to Liverpool & Southport and just a stones throw away from Formby Village with all its amenities to include coffee bars, restaurants, local shops and supermarkets.

FEATURES

- POPULAR LOCATION CLOSE TO FORMBY VILLAGE
- SUBSTANTIAL ACCOMMODATION EXTENDING TO APPROXIMATELY 1840 SQUARE FEET
- THREE ENTERTAINING ROOMS
- KITCHEN & LARGE UTILITY ROOM
- FIVE BEDROOMS
- JACK & JILL EN-SUITE SHOWER ROOM
- FAMILY BATHROOM/SHOWER ROOM
- LOFT/HOBBIES ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARDENS
- AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- WESTERLY REAR ASPECT



ROOM DESCRIPTIONS

Open Porch

Entrance Hall

U.P.V.C. framed double glazed door and matching side panels.

Front Living Room

10' 7" x 18' 7" (3.23m x 5.66m) U.P.V.C. framed double glazed splayed bay window to front.

Front Sitting Room

11' 3" x 12' 10" into bay (3.43m x 3.91m) U.P.V.C. framed double glazed splayed bay window to front; inset feature fireplace with marble and brass surround and fitted with a living flame coal effect gas fire.

Rear Entertaining Room

11' 3" x 24' 5" (3.43m x 7.44m) U.P.V.C. framed double glazed tilt and slide patio doors to rear garden.

Kitchen

10' 6" x 10' 7" (3.20m x 3.23m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; space for slot in cooker; cooker hood; integrated refrigerator/freezer; integrated dishwasher; pan drawers; under unit lighting; part tiled walls; U.P.V.C. framed double glazed window to rear.

Laundry Room

6' 9" x 19' 9" (2.06m x 6.02m) Base and drawer units; two and a half bowl stainless steel sink unit; plumbing for automatic washing machine; space for tumble dryer; space for upright refrigerator/freezer; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed window and door to side.

First Floor

Landing

Cylinder/Linen cupboard.

Bedroom No. 1

10' 6" x 12' 4" (3.20m x 3.76m) U.P.V.C. framed double glazed splayed bay window to front.

Jack and Jill En-Suite Shower Room

Suite comprising of a corner shower enclosure with mains fitment; inset wash hand basin in vanity unit with cupboard and drawers below; low level W.C.; illuminated mirror; part tiled walls; ladder style radiator; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 2

11' 3" x 13' 0" (3.43m x 3.96m) U.P.V.C. framed double glazed window to rear.



ROOM DESCRIPTIONS

Bedroom No. 3

11' 3" x 10' 8" (3.43m x 3.25m) U.P.V.C. framed double glazed splayed bay window to front.

Bedroom No. 4

10' 7" x 8' 2" (3.23m x 2.49m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 5

7' 0" x 7' 9" (2.13m x 2.36m) U.P.V.C. framed double glazed window to front.

Family Bathroom

6' 8" x 8' 2" (2.03m x 2.49m) Suite comprising of a tiled shower compartment with mains fitment; panelled bath; pedestal wash hand basin; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Loft/Hobbies Room

14' 6" x 15' 9" (4.42m x 4.80m)

Outside

Gardens

Gardens are present to front and rear. The front garden has an extensively paved driveway providing ample off road parking for several vehicles/caravan. The westerly facing rear garden is laid to lawn with borders containing shrubs and bushes and paved patio area.

PLEASE NOTE

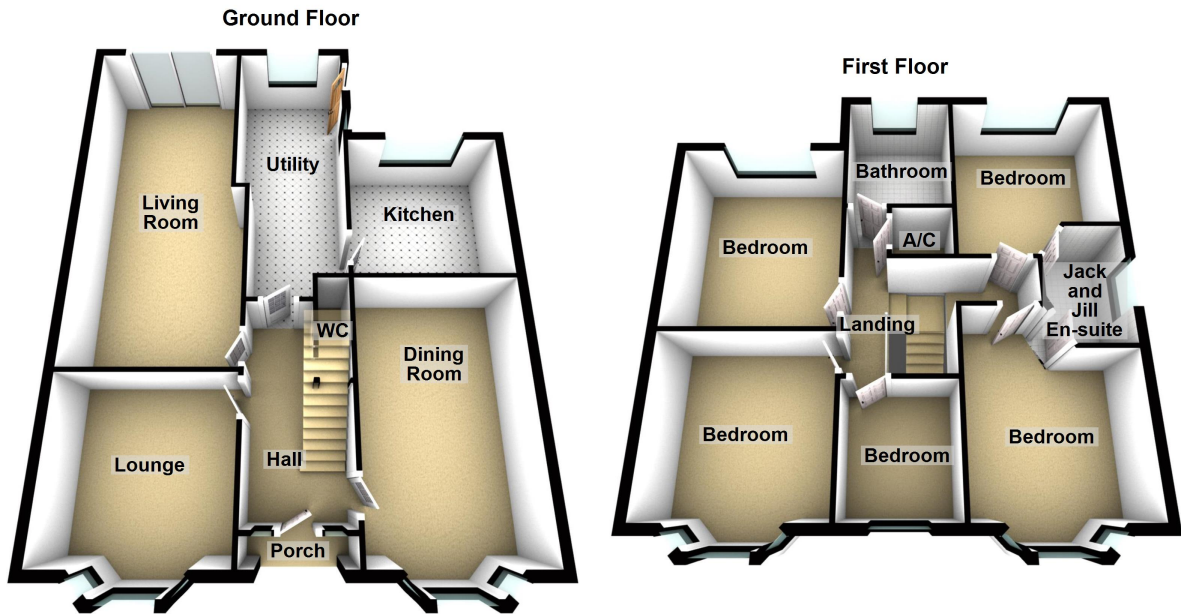
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

