



81a Duke Street, Formby, Liverpool, Merseyside. L37 4AR

Offers Over £795,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this thoughtfully extended and immaculately presented detached true bungalow which is located in a secluded location off Duke Street. Only by interior inspection can the vast accommodation on offer be fully appreciated. This gated property which has been considerably improved by the present owners boasts excellent family accommodation including FOUR double bedrooms two of which have the advantage of a dressing room and en-suite facilities. Set in delightful gardens on this good sized plot this property would appeal to a wide variety of buyers and is convenient for numerous local amenities including Formby Railway Station, local primary and secondary schools, doctors, dentist, Formby Pool and Formby Village with its array of coffee bars, restaurants, local shops and supermarkets. **EARLY VIEWING ADVISED.**

FEATURES

- SECLUDED LOCATION CLOSE TO FORMBY VILLAGE
- GATED DETACHED TRUE BUNGALOW OCCUPYING A LARGER THAN AVERAGE PLOT
- TWO ENTERTAINING ROOMS
- SPACIOUS KITCHEN OPEN TO CONSERVATORY WITH DINING AREA
- FOUR DOUBLE BEDROOMS
- TWO DRESSING ROOMS & TWO EN-SUITE SHOWER ROOMS
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOOR & W.C.
- AMPLE OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN



ROOM DESCRIPTIONS

'L' Shaped Hallway

U.P.V.C. framed double glazed door with obscure glass; solid wood strip flooring; double opening glazed doors to:-

Spacious Entertaining Room

27' 2" x 17' 3" (8.28m x 5.26m) Two U.P.V.C. framed double glazed picture windows to front; built in cupboards to recess.

Rear Sitting open to Conservatory

12' 9" x 25' 11" (3.89m x 7.90m) U.P.V.C. framed double glazed, double opening French doors to rear garden; U.P.V.C. framed double glazed windows; solid wood strip flooring.

Kitchen open to Dining Conservatory

14' 0" x 17' 2" (4.27m x 5.23m) Range of base wall and drawer units; one and a half bowl single drainer, stainless steel sink unit with mixer tap; space for range style cooker; extractor canopy; space for American style refrigerator; plumbing for automatic washing machine; china cupboards; part tiled walls; porcelain tiled floor; open to:-

Conservatory

11' 11" x 7' 7" (3.63m x 2.31m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening French doors to rear garden; porcelain tiled floor.

Master Bedroom

12' 10" x 17' 4" (3.91m x 5.28m) U.P.V.C. framed double glazed window to front.

Dressing Room

7' 4" x 11' 0" (2.24m x 3.35m) U.P.V.C. framed double glazed window to front.

En-Suite Shower Room with W.C.

7' 4" x 5' 11" (2.24m x 1.80m) Suite comprising of a tiled shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.; mirrored toiletries cabinet; chrome ladder style radiator; part tiled walls; tiled floor; extractor.

Bedroom No. 2

10' 4" x 17' 5" (3.15m x 5.31m) U.P.V.C. framed double glazed window to rear; laminate flooring.

Dressing Room

7' 4" x 11' 2" (2.24m x 3.40m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall; laminate flooring.

En-Suite Shower Room

7' 4" x 5' 5" (2.24m x 1.65m) Suite comprising of tiled shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.; shaver point; extractor; chrome ladder style radiator; part tiled walls; tiled floor.



ROOM DESCRIPTIONS

Bedroom No. 3

11' 9" x 17' 4" (3.58m x 5.28m) U.P.V.C. framed double glazed window to front; laminate flooring.

Bedroom No. 4

10' 4" x 13' 0" (3.15m x 3.96m) U.P.V.C. framed double glazed window to rear; laminate flooring.

Luxury Family Bathroom/Shower Room with W.C.

9' 0" x 13' 0" (2.74m x 3.96m) Suite comprising of a large tiled shower compartment with mains fitment, fixed head rainmaker and hand held shower attachment; luxury freestanding egg bath with freestanding mixer tap with hand held shower attachment; twin wall hung wash hand basins in vanity unit with drawers below; low level W.C.; illuminated fitted mirror; vertical radiator; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Double Width Garage

Electrically controlled up and over door; power and light; wall mounted gas heating boiler; low level W.C & wash hand basin.

Front Garden

The property is accessed double opening electrically controlled gates leading to a long private driveway providing ample off road parking.

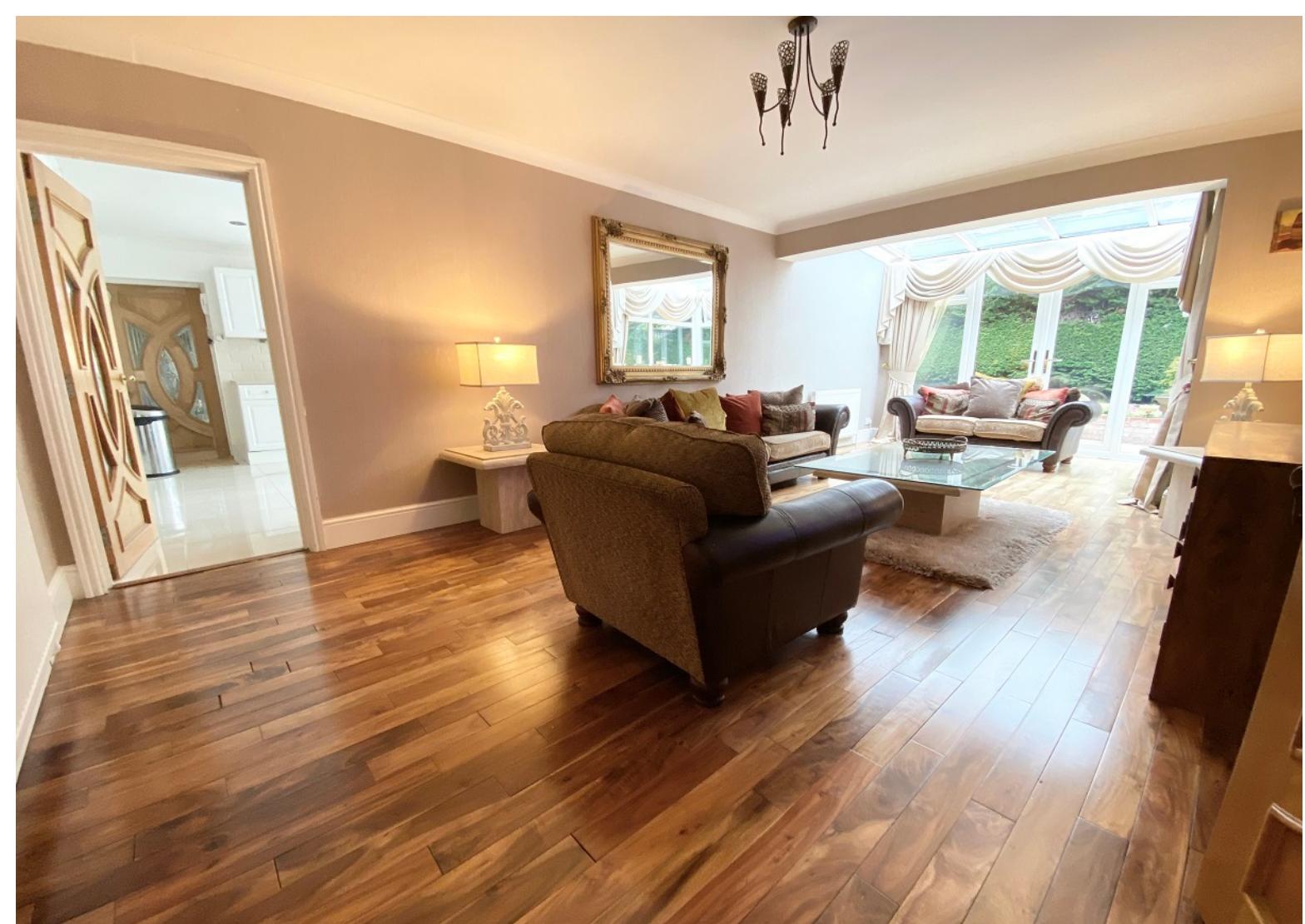
Rear Garden

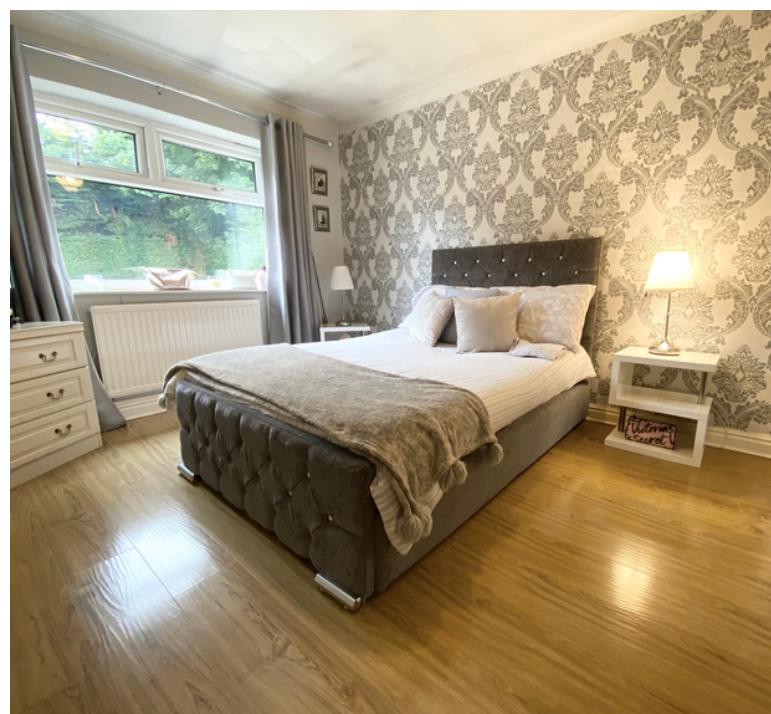
The delightful good sized rear garden has an extensive raised lawn with brick built borders containing numerous flowering shrubs and bushes and screened to the rear with established leylandii and extensive paved patio providing the perfect seating area for alfresco dining.

PLEASE NOTE

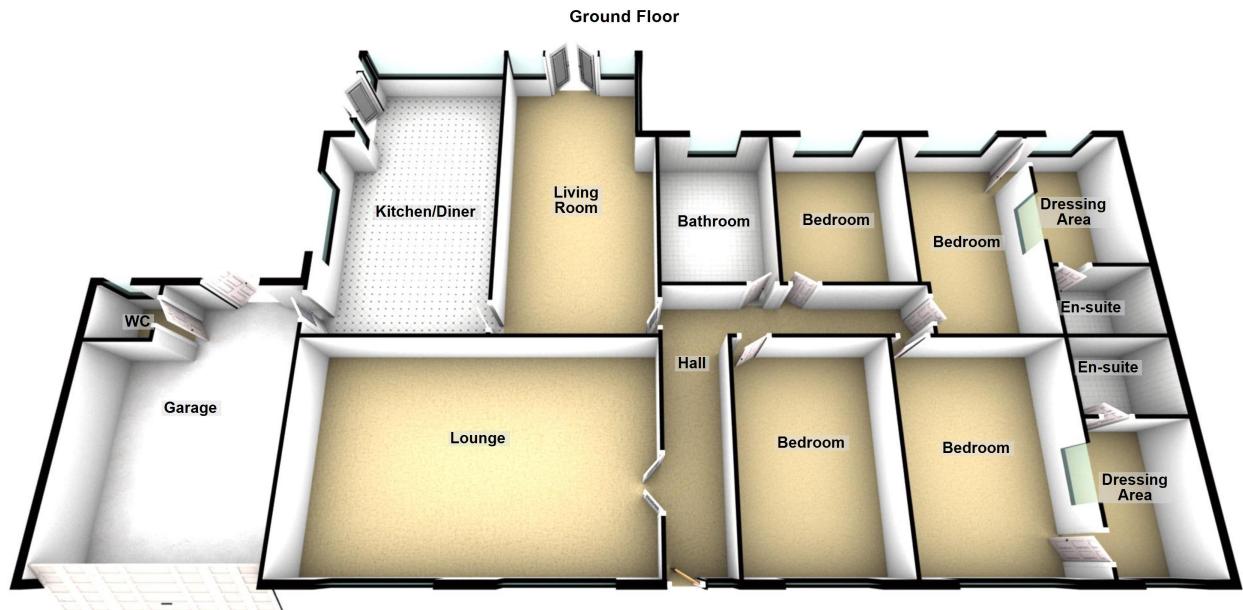
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	81
EU Directive 2002/91/EC		

