



10 The Birches, Freshfield, Merseyside. L37 7HX

Offers Over £595,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this immaculately presented detached house which occupies a pleasant position in this highly regarded location off Argarmoels Road. The interior of the property has been finished to the highest of standards with spacious, bright and tastefully decorated entertaining rooms. The contemporary kitchen is fitted with high end Neff appliances and to the first floor the property boasts FOUR bedrooms, primary en-suite shower room and family bathroom. Outside the property benefits from an enclosed landscaped rear garden, double garage and driveway providing ample off road parking. The Birches is ideally located for numerous local amenities to include local schools, Freshfield Railway Station, Formby Golf Club, The Pinewoods Nature Reserve and Beach and a short distance is Formby Village with its vast array of coffee bars, restaurants, local shops and supermarkets.

FEATURES

- HIGHLY REGARDED CUL-DE-SAC LOCATION OFF ARGARMEOLS ROAD
- RECEPTION HALL
- CLOAKROOM/W.C.
- THROUGH ENTERTAINING ROOM OPEN TO DINING ROOM
- SPACIOUS BREAKFAST KITCHEN WITH FAMILY SITTING AREA
- LAUNDRY ROOM
- FOUR BEDROOMS
- PRIMARY EN-SUITE SHOWER ROOM WITH W.C.
- LUXURY BATHROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOOR
- ENCLOSED LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Canopied Entrance

Reception Hall

U.P.V.C framed double glazed door with a U.P.V.C framed double glazed window to side; 'Amtico' flooring; turned spindled staircase with a deep understairs storage cupboard.

Cloakroom/WC

Suite comprising a wall mounted wash hand basin in a vanity unit with a cupboard below; a back-to-wall toilet unit with wc; 'Amtico' flooring and part tiled walls; U.P.V.C framed double glazed opaque window to side.

Through Entertaining Room

19' 10" x 10' 06" (6.05m x 3.20m) U.P.V.C framed double glazed box bay window with a deep sill to front; feature marble fire surround fitted with an electric coal effect fire; U.P.V.C framed double glazed double opening French doors leading to the enclosed rear garden; open to.....

Dining Room

11' 03" x 8' 11" (3.43m x 2.72m) 11' 03" x 8' 11" (3.43m x 2.72m) U.P.V.C framed double glazed window to rear; door leading to hallway.

Splendid 'Acanthus' Kitchen open to Family/Dining Area

18' 11" x 13' 02" reducing to 11'01" (5.77m x 4.01m) Excellent range of high gloss base, wall and drawer units with working surfaces and glass splashbacks; under unit and kickboard lighting; breakfast bar; one and a half 'Franke' sink unit with a 'Franke' mixer tap; integrated 'Neff' appliances to include fridge, freezer, dishwasher, oven, microwave and a ceramic hob with an extractor canopy above; porcelain tiled flooring; U.P.V.C framed double glazed window to rear and U.P.V.C framed double glazed double opening French doors leading to the enclosed rear patio and garden.

Laundry Room

Wall and base units with working surfaces; single stainless steel 'Franke' sink unit with a 'Franke' mixer tap; plumbing for an automatic washing machine; extractor fan; downlighters; porcelain tiled flooring.

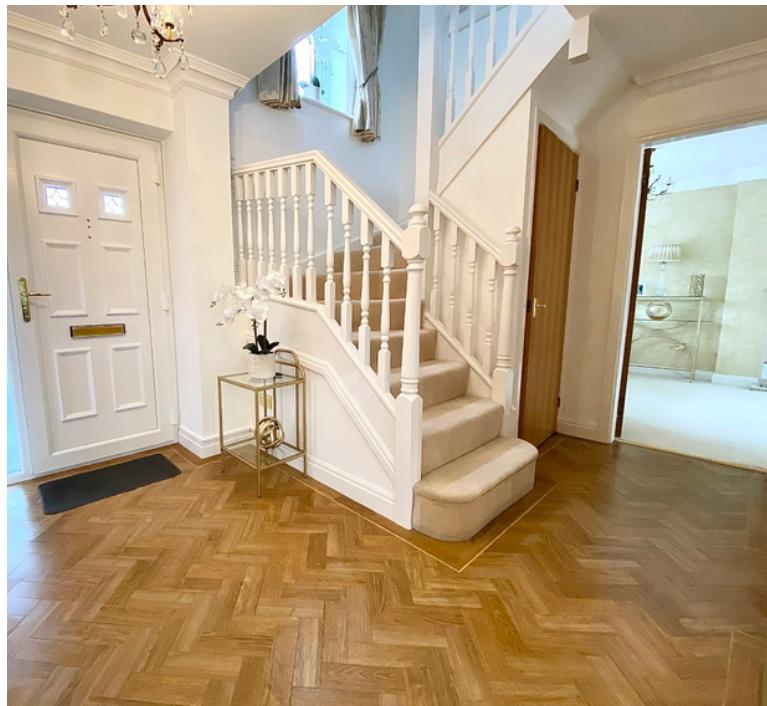
FIRST FLOOR

Landing

U.P.V.C framed double glazed window to front; built in linen cupboard housing a water cylinder; loft access.

Bedroom No. 1

14' 03" x 10' 02" (maximum dimensions) (4.34m x 3.10m) U.P.V.C framed double glazed window to rear.



ROOM DESCRIPTIONS

Ensuite Shower Room with WC

Suite comprising a back-to-wall toilet with wc; wash hand basin in a vanity unit with drawers below and an illuminated mirror above; shower enclosure fitted with a mains shower and a separate handheld shower attachment; heated towel rail; tiled walls; 'Amtico' flooring; U.P.V.C framed double glazed opaque window to side.

Bedroom No. 2

U.P.V.C framed double glazed window to rear.

Bedroom No. 3

9' 00" (to wardrobes) x 8' 09"(2.74m x 2.67m) U.P.V.C framed double glazed window to front; built in wardrobes with hanging rails and shelving and mirrored doors

Bedroom No. 3

8' 09" x 7' 08" (2.67m x 2.34m) U.P.V.C framed double glazed window to rear.

Luxury Family Bathroom with WC

Suite comprising a pedestal wash hand basin; low level wc; panelled bath with centre mixer taps; heated towel rail; downlighters; tiled walls; 'Amtico' flooring; U.P.V.C framed double glazed opaque window to front.

OUTSIDE

Double Garage

Electronically controlled up and over door; power and light; wall mounted gas heating boiler; cold tap supply; door to side leading to the bin store.

Gardens

Gardens are present to the front and rear. The front garden has a lawned area with a driveway providing ample parking. The enclosed rear garden has two patio area and is laid to lawn with well established borders containing shrubs, bushes and plants.

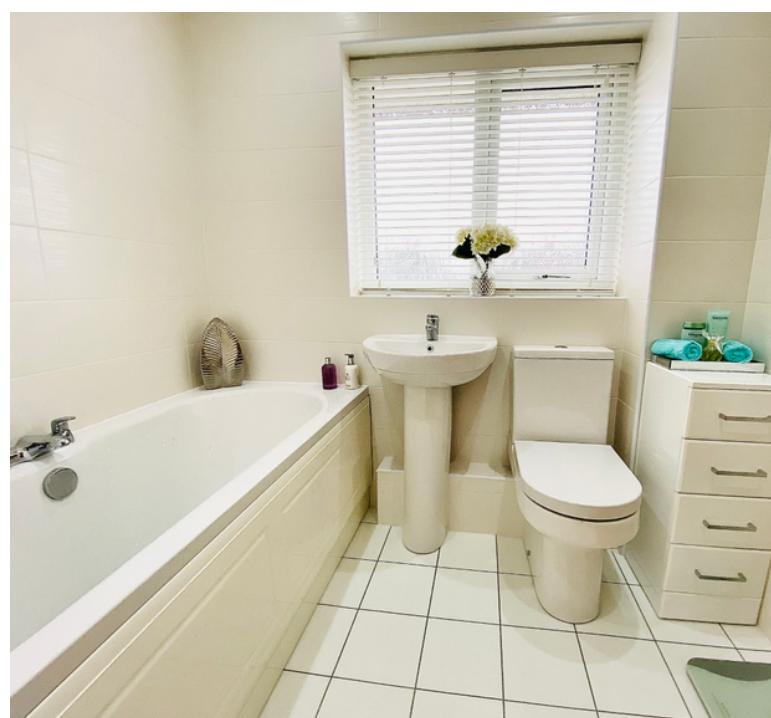
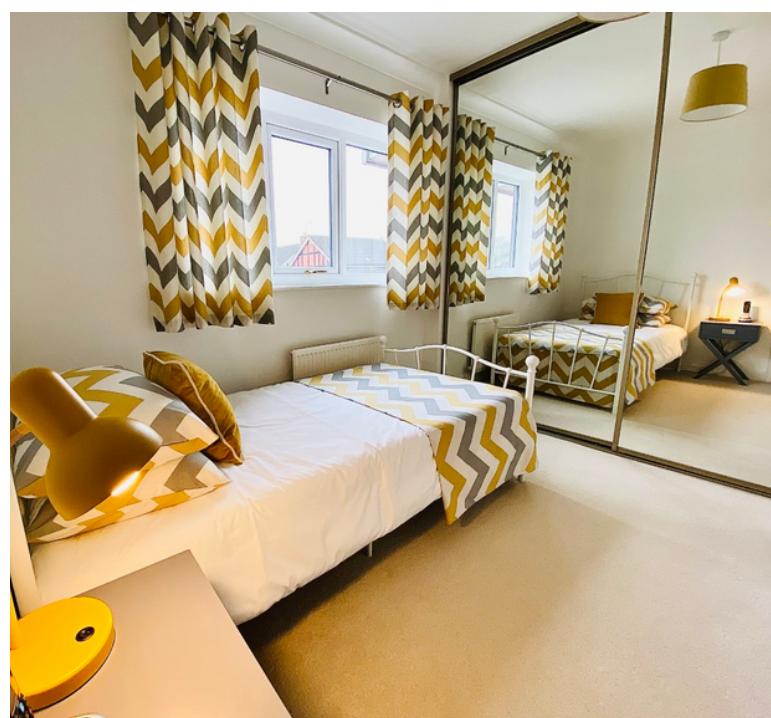
PLEASE NOTE

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 **







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

