



10 Glenmarsh Way, Formby, Liverpool, Merseyside. L37 8DX

Offers Over £300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED FOR SALE WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned semi detached house which was constructed in 2016 by Freshfield Design. The property would appeal to a wide variety of buyers, features include a spacious lounge, dining kitchen, three bedrooms and family bathroom to the first floor and a further bedroom with en-suite shower room to the second floor, easily maintained southerly facing rear garden and off road parking. Situated in a popular established location which is convenient for all local amenities including local schools, transport links, supermarkets and Formby Village.

FEATURES

- NO CHAIN DELAY
- NEWLY CONSTRUCTED IN 2016 BY FREHFIELD DESIGN
- SPACIOUS LOUNGE
- KITCHEN OPEN TO DINING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- OFF ROAD PARKING
- SOUTHERLY REAR ASPECT



ROOM DESCRIPTIONS

Enclosed Porch

Double glazed door; Italian floor tiles.

Cloakroom/W.C.

Suite comprising wash hand basin in vanity unit with mixer tap and cupboard below; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to front with obscure glass.

Entertaining Room

13' 10" x 17' 4" into bay (4.22m x 5.28m) U.P.V.C. framed double glazed box bay window to front; understairs storage; stairs to first floor.

Spacious Kitchen/Family Dining Room

16' 9" x 10' 2" (5.11m x 3.10m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under double oven and grill; electric hob with extractor over; integrated refrigerator/freezer and washing machine; wall mounted gas combination condenser boiler; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed patio doors to rear garden.

First Floor

Landing

Bedroom No. 1

9' 1" x 13' 8" (2.77m x 4.17m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 2

9' 1" x 11' 9" (2.77m x 3.58m) U.P.V.C. framed double glazed window to front.

Bedroom No. 3

7' 3" x 10' 2" (2.21m x 3.10m) U.P.V.C. framed double glazed window to rear.

Family Bathroom with W.C.

7' 1" x 5' 7" (2.16m x 1.70m) Suite comprising panelled bath with mixer tap and mains shower fitment; fixed head and hand held shower attachment; wall hung wash hand basin with mixer tap and drawer below; low level W.C; chrome ladder style radiator; tiled walls and floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Stairs to Second Floor

Landing

Access to eaves storage.

Bedroom No. 4

13' 1" x 9' 9" (3.99m x 2.97m) Two double glazed Velux windows.

En-Suite Shower Room with W.C.

9' 0" x 6' 7" (2.74m x 2.01m) Suite comprising large shower enclosure with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with mixer tap and drawer below; low level W.C.; tiled walls and floor; double glazed Velux roof window.

Outside

Front Garden

Brick paved driveway providing ample off road parking, timber gate to side.

Southerly Facing Rear Garden

Laid to lawn with brick paved patio area; garden shed.

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 **







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