



**40 Bushbys Park, Formby, Liverpool, Merseyside. L37 2EF**

**Offers Over £595,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this immaculately presented detached dormer bungalow. The property has undergone an extensive programme of refurbishment by the present owners to provide spacious family accommodation over two floors boasting FOUR double bedrooms, TWO bathrooms and the obligatory open plan family room open to a superb kitchen with built in appliances. Occupying an enviable position in this much sought after location with the advantage of a good sized westerly facing rear garden and convenient for all local amenities including Formby Railway Station, local primary and secondary schools, local shops, Formby Village with all its amenities is a short distance away and just a stones throw away from The National Trust Pinewoods Nature Reserve and beach. EARLY VIEWING ADVISED.

## FEATURES

- SPACIOUS IMMACULATELY PRESENTED DETACHED DORMER BUNGALOW
- SOUGHT AFTER LOCATION
- REAR ENTERTAINING ROOM/DINING ROOM OPEN TO SUPERB KITCHEN WITH BUILT IN APPLIANCES
- UTILITY ROOM
- SITTING ROOM
- TWO DOUBLE BEDROOMS TO GROUND FLOOR
- LUXURY GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS TO FIRST FLOOR
- LUXURY FIRST FLOOR FAMILY BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- SINGLE GARAGE
- GOOD SIZED WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING





## ROOM DESCRIPTIONS

### Enclosed Vestibule

Double glazed composite door with U.P.V.C. framed double glazed side panels; laminate flooring.

### 'L' Shaped Reception Hallway

Glazed double opening doors; panelled wall incorporating a bench seat with storage below, cloaks storage and shelving; laminate flooring; stairs to first floor.

### Rear Family/Dining Room

23' 5" x 11' 3" (7.14m x 3.43m) Feature fireplace with oak mantel and fitted with log burning stove; laminate flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed bi-folding doors to rear garden; open to-

### Attractive Kitchen with Built in Appliances

9' 2" x 12' 1" (2.79m x 3.68m) Range of base, wall and drawer units; quartz working surfaces incorporating a Blanco one and a half bowl ceramic sink with mixer tap; Neff electric oven and microwave in housing units; Neff induction hob with quartz splash back and extractor canopy over; integrated dishwasher; integrated refrigerator/freezer; illuminated china cupboard; pan drawers; under unit lighting; laminate flooring; U.P.V.C. framed double glazed window to front fitted with plantation shutters.

### Utility Room

Plumbing for automatic washing machine, space for tumble dryer; wall mounted Baxi gas heating boiler; door to garage.

### Rear Sitting Room

U.P.V.C. framed double glazed, double opening French doors to rear garden.

### Ground Floor Bedroom No. 1

10' 2" x 14' 11" (3.10m x 4.55m) U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed window to side with obscure glass.

### Ground Floor Bedroom No. 2

20' 0" x 6' 7" (6.10m x 2.01m) Two U.P.V.C. framed double glazed windows to front fitted with plantation shutters.

### Luxury Ground Floor Shower Room

10' 9" x 6' 3" (3.28m x 1.91m) Suite comprising of a large tiled walk-in shower compartment with mains fitment and fixed head rainmaker

wash hand basin in vanity unit with storage below; low level W.C. with concealed cistern; chrome ladder style radiator; tiled floor; two U.P.V.C. framed double glazed windows to front.

### First Floor

#### Spacious Landing with Vaulted Ceiling.

U.P.V.C. framed double glazed Velux window.

#### Bedroom No. 3

14' 0" x 10' 9" (4.27m x 3.28m) U.P.V.C. framed double glazed window to side; large linen cupboard; large eaves storage space.

#### Bedroom No. 4

9' 5" x 10' 10" (2.87m x 3.30m) U.P.V.C. framed double glazed window to side.

#### Luxury Bathroom/Shower Room

Suite comprising of a freestanding bath with mixer tap and hand held shower attachment; tiled shower compartment fitted with electric shower; wall hung wash hand basin; low level W.C.; chrome ladder style radiator; U.P.V.C. framed double glazed window to front.

### Outside

#### Single Attached Garage

Metal up and over door; power and light.

### Gardens

Gardens are present to front and rear. The front garden has a low wall with established hedging, driveway providing off road parking. The good sized westerly facing rear garden is laid to lawn with edged borders containing established small trees, flowering shrubs and bushes, paved patio area and artificial lawned 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 \*\*













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