



31 Greenloons Drive, Formby, Liverpool, Merseyside. L37 2LX

Offers in Excess of £300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This two/ three bedroom detached dormer style house which requires some modernisation has huge potential to extend to the rear to create additional bedrooms to the first floor (subject to the usual planning consents). Features include two entertaining rooms, study, spacious kitchen open to a dining area, ground floor shower /utility room, two double bedrooms and a family bathroom. The property is situated in a popular residential location convenient for local primary and secondary schools, Formby railway station, local shops and the pinewoods nature reserve and beach.

FEATURES

- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- REAR ENTERTAINING ROOM/ BEDROOM 3
- STUDY
- KITCHEN OPEN TO A DINING AREA
- GROUND FLOOR SHOWER WITH WC/ UTILITY ROOM
- TWO DOUBLE BEDROOMS TO FIRST FLOOR
- FAMILY BATHROOM WITH WC
- GARDENS
- SINGLE GARAGE & AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed door and window to side; laminate flooring.

Front Entertaining Room

17' 06" x 10' 08" (5.33m x 3.25m) U.P.V.C framed double glazed window to front; feature fire surround fitted with a living flame coal effect gas fire; built in meter cupboard; laminate flooring.

Rear Entertaining Room / Bedroom No. 3

12' 02" x 10' 08" (3.71m x 3.25m) Door with windows to sides leading onto the rear patio and garden; under stairs storage cupboard; laminate flooring.

Study

8' 06" x 7' 8" (2.59m x 2.34m) U.P.V.C framed double glazed door with windows to side; laminate flooring.

Kitchen open to Dining Area

21' 02" x 8' 05" (6.45m x 2.57m) Range of base, wall and drawer units with integrated refrigerator, freezer and dishwasher; one and a half bowl stainless steel sink unit with mixer tap; four burner gas hob with cooker hood above; 'Electrolux' oven in a housing unit; laminate flooring; U.P.V.C framed double glazed window to front.

Inner Hall

Stairs to first floor; laminate flooring.

Ground Floor Shower Room with WC / Utility Room

U.P.V.C framed double glazed window and door; base cupboard; single sink unit with mixer tap; plumbing for an automatic washing machine; wall mounted gas 'Ideal' heating boiler; low level wc; shower enclosure fitted with a mains shower; tiled flooring.

FIRST FLOOR

Landing

Access door to eaves/storage; loft access.

Bedroom No. 2

13' 09" x 8' 7" (4.19m x 2.62m) U.P.V.C framed double glazed window to front; built in wardrobes with hanging rails and shelving.

Bedroom No. 1

13' 08" x 8' 05" (4.17m x 2.57m) U.P.V.C framed double glazed window to front; two built in wardrobes with hanging rails and shelving.

Family Bathroom with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; panelled bath with a mains shower and screen; tiled walls; ladder style heated towel rail; U.P.V.C framed double glazed opaque window.

OUTSIDE

Single Garage

Up and over door.

Gardens

The front garden is paved providing ample off road parking with double opening gates leading to the rear garage. The enclosed rear garden has a patio area and is laid to lawn with borders containing bushes and shrubs.

PLEASE NOTE

Property Disclaimer

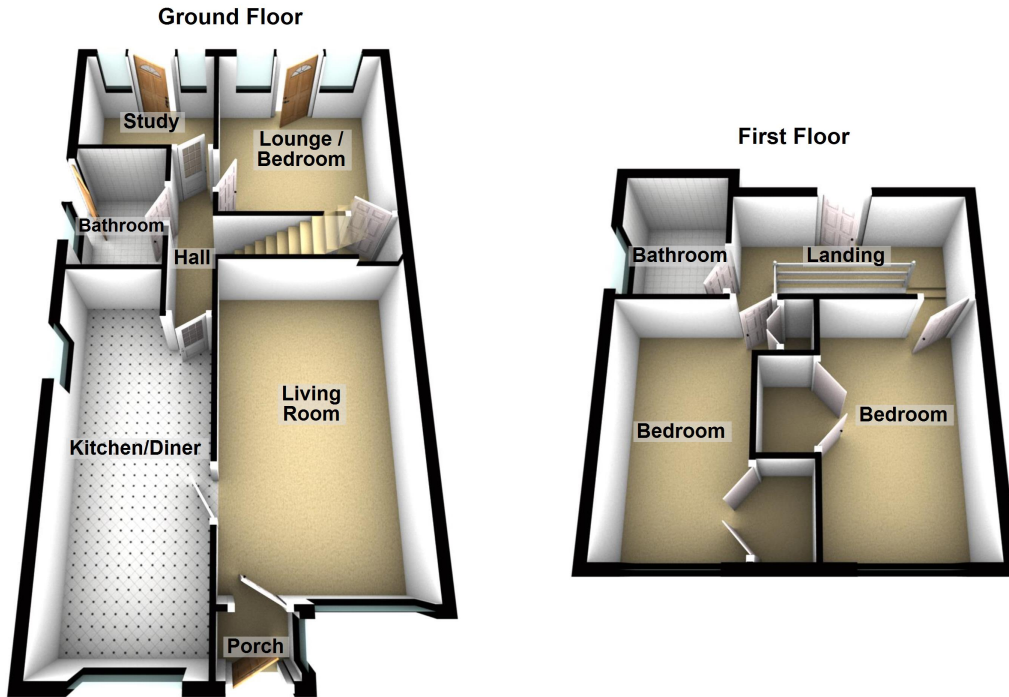
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

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