



2 Priesthouse Close, Formby, Liverpool, Merseyside. L37 8EN

£295,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are please to present to the market this deceptively spacious detached chalet style detached house. Whilst in need of some modernisation the property offers superb potential and would appeal to a wide variety of buyers.

Occupying a pleasant position in this cul de sac location which is within close proximity to numerous local amenities including local primary and secondary schools, transport links and a stones throw away from Formby Village with its wide variety of shops, restaurants and coffee bars.

FEATURES

- DETACHED CHALET STYLE HOUSE
- CUL DE SAC LOCATION CLOSE TO FORMBY VILLAGE
- SPACIOUS 'L' SHAPED LOUNGE WITH DINING AREA
- KITCHEN
- THREE BEDROOMS
- FIRST FLOOR BATHROOM & GROUND FLOOR W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE & OFF ROAD PARKING
- EASILY MAINTAINED GARDENS TO FRONT & REAR
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Side Entrance

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window to side with obscure glass; understairs storage; door to garage.

Cloakroom/W.C.

5' 10" x 3' 5" (1.78m x 1.04m) Comprising wash hand basin and low level W.C.; part tiled walls; glazed window to front with obscure glass.

'L' Shaped Lounge with Dining Area

22' 2" x 21' 6" (6.76m x 6.55m) (maximum dimensions reducing to 8' 9" x 11' 9" (2.67m x 3.58m) U.P.V.C. framed double glazed window and French door to rear garden; U.P.V.C. framed double glazed window to side; feature stone fireplace surround with open grate.

Kitchen

12' 1" x 10' 2" (3.68m x 3.10m) Base, wall and drawer units; double drainer stainless steel sink unit; freestanding Worcester gas heating boiler; U.P.V.C. framed double glazed window to front; glazed door to side.

First Floor

Landing

Loft access; cylinder/linen cupboard.

Bedroom No.1

17' 2" x 11' 9" (5.23m x 3.58m) U.P.V.C. framed double glazed window to rear; eaves storage.

Bedroom No. 2

11' 8" x 13' 7" (3.56m x 4.14m) U.P.V.C. framed double glazed window to front and side; inset wash hand basin; built in cupboard.

Bedroom No. 3

U.P.V.C. framed double glazed window to front; eaves storage.

Bathroom

5' 4" x 8' 1" (1.63m x 2.46m) Comprising panelled bath; pedestal wash hand basin; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Integral Garage

Metal up and over door.

Gardens

Easily maintained paved gardens are present to front and rear.

PLEASE NOTE

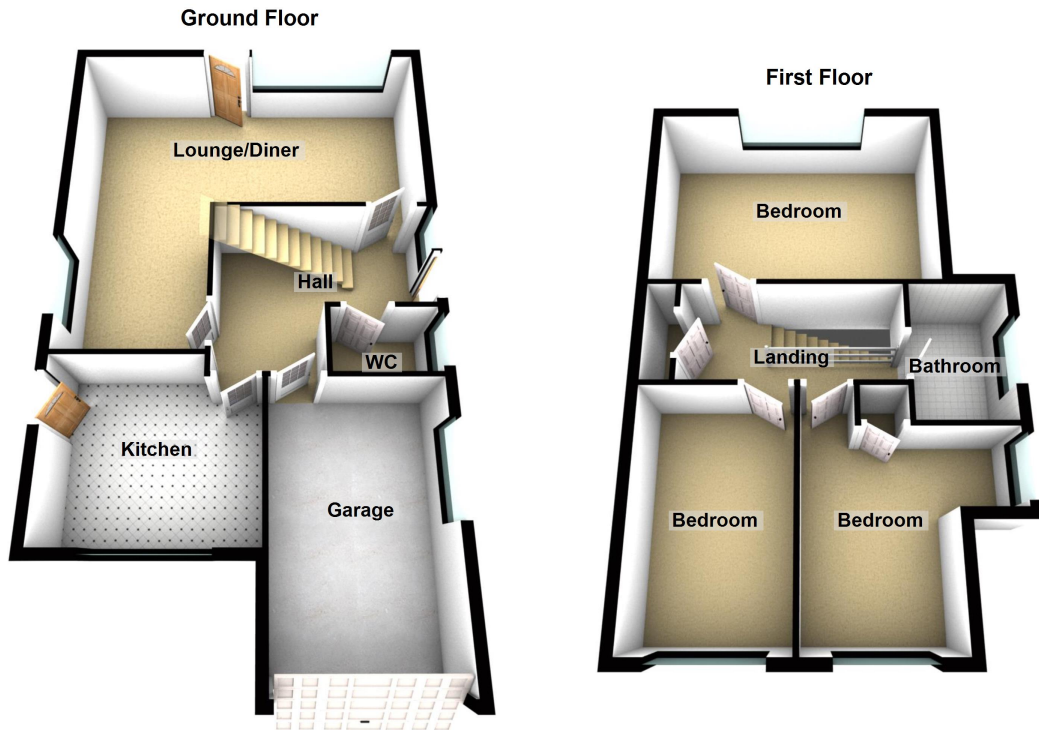
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	