



35 Alt Road, Formby, Liverpool, Merseyside. L37 6DB

Offers in Region of £220,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned and deceptively spacious semi detached house which has been very well maintained. The property occupies a pleasant position with a larger than average rear garden offering the potential to extend to the side and rear subject to the relevant planning consents. Situated in a popular established location which is convenient for all local amenities including local primary and secondary schools, transport link, local shops and Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- FAMILY/DINING ROOM
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE
- GOOD SIZED REAR GARDEN
- OFF ROAD PARKING
- POTENTIAL TO EXTEND SUBJECT TO THE RELEVANT PLANNING CONSENTS



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed; U.P.V.C. framed double glazed windows with opening transoms; tiled floor.

Hall

U.P.V.C. door with U.P.V.C. framed double glazed side panels with obscure glass; stairs to first floor.

Ground Floor Shower Room

5' 4" x 8' 7" (1.63m x 2.62m) Suite comprising large walk-in shower compartment with mains fitment, fixed head and hand held shower attachment; pedestal wash hand basin; low level W.C.; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Entertaining Room

10' 3" x 21' 9" (3.12m x 6.63m) U.P.V.C. framed double glazed window to front; feature hole in the wall fireplace with brushed steel surround and fitted with a living flame coal effect gas fire; glazed door and matching window to:-

Dining Room/Family Room

16' 3" x 9' 2" (4.95m x 2.79m) U.P.V.C. framed double glazed picture window to rear and U.P.V.C. framed double glazed door to rear with obscure glass; open to:-

Kitchen

8' 2" x 6' 7" (2.49m x 2.01m) Range of base, wall and drawer units; single drainer ceramic sink unit with mixer tap; built under electric oven; four burner gas hob; space for under counter refrigerator and freezer; Amtico flooring; part tiled walls; U.P.V.C. framed double glazed window to side.



ROOM DESCRIPTIONS

First Floor

Landing

U.P.V.C. framed double glazed window to side; loft access.

Bedroom No. 1

12' 9" x 9' 9" (3.89m x 2.97m) U.P.V.C. framed double glazed window to front; built in cupboard with shelving.

Bedroom No. 2

7' 10" x 11' 6" (2.39m x 3.51m) U.P.V.C. framed double glazed window to rear; built in cupboard housing Worcester wall mounted gas heating boiler.

Bedroom No. 3

7' 9" into wardrobe x 8' 6" (2.36m x 2.59m) U.P.V.C. framed double glazed window to rear; built in wardrobe with hanging rails.

Outside

Attached Single Garage

Metal up and over door; power and light.

Gardens

Gardens are present to front and rear. The easily maintained front garden has an Indian stone paved driveway providing off road parking. The good sized enclosed rear garden is laid to lawn with borders containing established shrubs and bushes, paved patio and paved pathway.

PLEASE NOTE

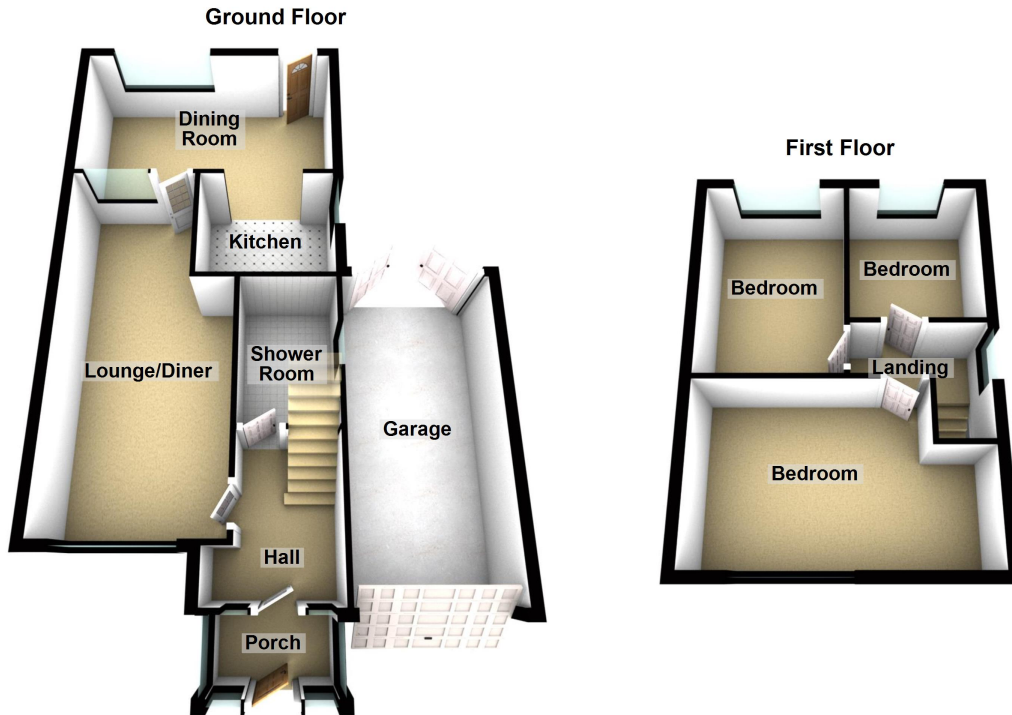
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(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	

