



24 Watchyard Lane, Formby, Liverpool, Merseyside. L37 3JU

£220,000 Freehold

REDUCED



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this older style semi detached house which offers versatile accommodation, whilst in need of some modernisation the property offers a spacious floorplan having already been extended to the side and rear. Features include a front lounge which opens to the dining room, family room which could be utilised as a ground floor bedroom, spacious inner hall, ground floor shower room and extended dining kitchen. To the first floor there are TWO double bedrooms one of which has a spacious en-suite washroom. One of the stand out features of this property is its impressively long rear garden which is split into three sections and is a lush blank canvas, perfect for gardening enthusiasts or for creating outdoor entertaining areas. The entire plot extends to approximately 0.15 of an acre.

Situated in a popular established location which is convenient for local primary and secondary schools, transport links and a stones throw away from Formby Village.

## FEATURES

- EXTENDED SEMI DETACHED HOUSE CLOSE TO FORMBY VILLAGE
- LOUNGE OPEN TO DINING ROOM
- FAMILY ROOM/BEDROOM THREE
- DINING KITCHEN
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE WASH ROOM
- MAJORITY DOUBLE GLAZING & GAS HEATING SYSTEM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- VERY LONG REAR GARDEN - PLOT EXTENDS TO APPROXIMATELY 0.15 OF AN ACRE





## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed windows.

### Lounge

13' 5" x 12' 1" (4.09m x 3.68m) U.P.V.C. framed double glazed door with obscure glass; U.P.V.C. framed double glazed window to front; archway to:-

### Dining Room

11' 5" x 9' 10" (3.48m x 3.00m) Feature fireplace surround fitted with electric fire; understairs storage.

### Family Room/Bedroom No. 3

8' 10" x 18' 5" (2.69m x 5.61m) U.P.V.C. framed glazed window to front and side.

### Inner Hall

Stairs to first floor; cupboard housing wall mounted gas heating boiler.

### Ground Floor Shower Room

Suite comprising tiled shower enclosure fitted with electric shower; pedestal wash hand basin; low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

### Dining Kitchen

14' 5" x 12' 9" (4.39m x 3.89m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; built under electric oven; four burner gas hob, cooker hood; plumbing automatic washing machine; space for tumble dryer; china cupboards; part tiled walls; U.P.V.C. framed double glazed window to rear and side.

### First Floor

### Bedroom No. 1

13' 1" x 9' 10" (3.99m x 3.00m) U.P.V.C. framed glazed window to front.

### Bedroom No. 2

10' 0" x 11' 9" (3.05m x 3.58m) U.P.V.C. framed glazed window to rear.

### En-Suite Wash Room

6' 6" x 8' 3" (1.98m x 2.51m) U.P.V.C. framed glazed window to side with obscure glass.

### Outside

#### Store/Utility Area

7' 5" x 12' 5" (2.26m x 3.78m)

### Gardens

The attractive front garden has a driveway providing ample off road parking. The very long rear garden is split into three sections comprising of a paved patio area with water feature and borders containing flowering shrubs and bushes and a further two sections which are lawned and provide a blank canvas.

### 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+)                                              | <b>A</b> |                         |           |
| (81-91)                                            | <b>B</b> |                         |           |
| (69-80)                                            | <b>C</b> |                         |           |
| (55-68)                                            | <b>D</b> | 65                      | 77        |
| (39-54)                                            | <b>E</b> |                         |           |
| (21-38)                                            | <b>F</b> |                         |           |
| (1-20)                                             | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |