



7 Church Green, Formby, Liverpool, Merseyside. L37 2LN

£725,000 Freehold

REDUCED





## PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are delighted to offer for sale this impressive four bedroom detached house which offers spacious and versatile open plan family living, with a fabulous kitchen open to a family/dining area with bi-folding doors opening onto an enclosed rear garden. This walled and gated property is situated in a much sought after cul-de-sac location which overlooks a grassed area and pond which attracts numerous wildlife, is convenient for local primary and secondary schools, Formby railway station, local shops and the Pinewoods Nature Reserve and beach are within easy reach.

## FEATURES

- NO UPWARD CHAIN
- SPACIOUS AND BRIGHT ENTRANCE HALL
- CLOAKROOM/WC & UTILITY ROOM
- FRONT ENTERTAINING ROOM
- EXTENSIVE KITCHEN OPEN TO A DINING/FAMILY AREA
- PRIMARY BEDROOM WITH A RECENTLY INSTALLED ENSUITE
- THREE FURTHER BEDROOMS
- LUXURY BATHROOM/SHOWER ROOM WITH W.C.
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOOR AND AMPLE PARKING
- ENCLOSED REAR GARDEN



## ROOM DESCRIPTIONS

### Entrance Hall

'Composite' front door; three U.P.V.C framed double glazed windows to side; tiled flooring; walk in cloakroom/storage cupboard; stairs to first floor.

### Cloakroom/WC

Suite comprising a low level wc and wash hand basin in a vanity unit; ladder style heated towel rail; tiled walls and flooring; U.P.V.C framed double glazed opaque window to front.

### Utility Room

Base, wall and drawer units with working surfaces; cupboard housing a 'Worcester' gas heating boiler and a 'Stelflow' hot water cylinder; meter cupboard; plumbing for an automatic washing; space for a tumble dryer; U.P.V.C framed double glazed window to front.

### Front Entertaining Room

19' 10" x 12' 10" (maximum dimensions) (6.05m x 3.91m) U.P.V.C framed double glazed window to front; contemporary log effect gas fire with remote control.

### Superb Kitchen open to a Dining/Family Room with Roof Lantern

33' 10" (maximum dimensions) x 23' 00" (10.31m x 7.01m) Excellent range of white high gloss base, wall and pan drawer units with working surfaces; integrated

refrigerator and freezer; 'Miele' twin oven and warming drawer; 'Miele' induction hob and extractor canopy above; centre island with a one and a half bowl sink unit with mixer tap; cupboards and pan drawers; 'Miele' integrated dishwasher; breakfast bar; tiled flooring; two sets of U.P.V.C framed bi-folding doors with remote controlled blackout blinds opening onto the enclosed rear garden and patio.

### FIRST FLOOR

#### Landing

U.P.V.C framed double glazed high level window to front; access to loft via a pull down ladder.

#### Bedroom No. 1

16' 01" x 12' 10" maximum dimensions (4.90m x 3.91m) U.P.V.C framed double glazed window to front; engineered 'Oak' flooring,

#### Ensuite Shower Room with WC

Site comprising a low level wc; pedestal wash hand basin, shower enclosure fitted with a mains shower with Rainfall and hand held attachment; ladder style heated towel rail; tiled walls and flooring; extractor faan.

#### Bedroom No. 2

19' 02" x 9' 09" (5.84m x 2.97m) U.P.V.C framed double





## ROOM DESCRIPTIONS

glazed window to rear; engineered 'Oak' flooring .

### Bedroom No.3

16' 04" (maximum dimensions) x 9' 10" (4.98m x 3.00m)  
U.P.V.C framed double glazed window to rear;  
engineered 'Oak' flooring.

### Bedroom No. 4

11' 08" x 11' 05" (3.56m x 3.48m) U.P.V.C framed double  
glazed window to front; engineered 'Oak' flooring.

### Luxury Family Bath/Shower Room

8' 02" x 7' 07" (2.49m x 2.31m) Suite comprising a low  
level wc with concealed flush; egg shaped bath with a  
freestanding bath tap and hand held shower attachment;  
contemporary wash hand basin with mixer tap; shower  
enclosure fitted with a mains shower and hand held  
shower attachment; ladder style heated towel rail; tiled  
walls; U.P.V.C framed window t front.

## OUTSIDE

### Detached Double Garage

Electronically controlled roller door; door and window to  
side; power and light.

### Gardens

Gardens are present to the front and rear. The low walled  
and gated front garden is laid to lawn with a block

paved pathway. Electronically controlled gates lead to a  
driveway with ample parking and a double garage. The  
enclosed rear garden is laid to lawn with a patio area.

### 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 \*\*





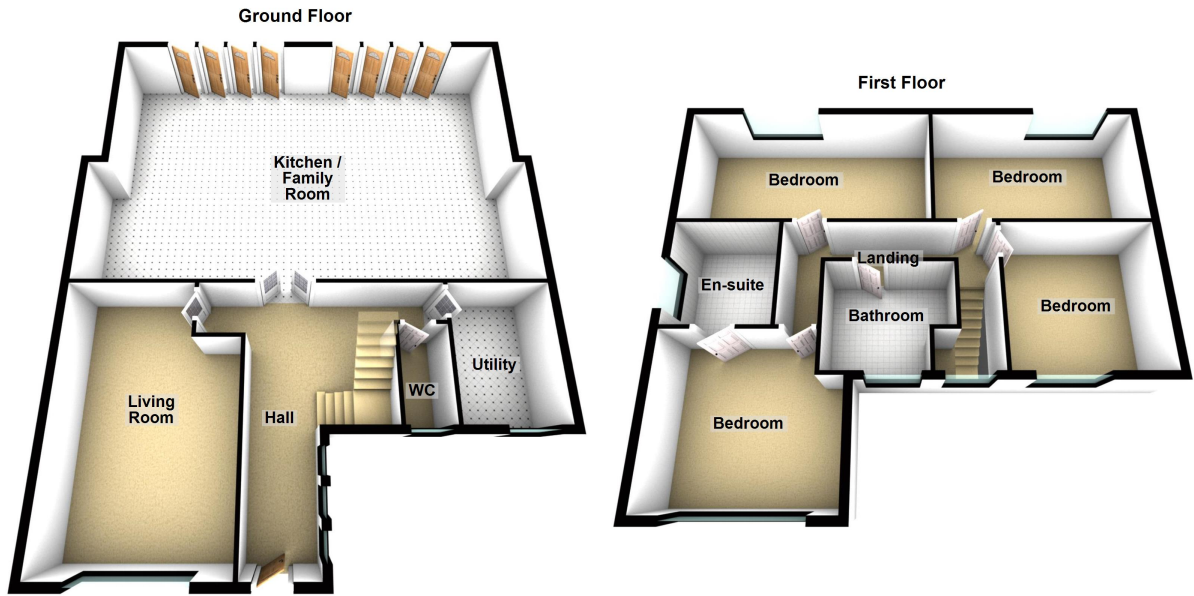








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

