



1 Cricket Path, Formby, Liverpool, Merseyside. L37 7DP

£550,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This quaint detached cottage built in approximately 1890 exudes charm and cosy appeal yet offers spacious and versatile accommodation, including two entertaining rooms, spacious dining kitchen open to a sitting room, ground floor shower room and double bedroom. A spiral staircase leads to a further two bedrooms and a family bathroom. Double opening timber gates lead onto a driveway and the delightful enclosed south facing main front garden which is perfect for entertaining. The property is situated in a much sought after location in Freshfield, convenient for local shops, Freshfield railway station, Formby cricket and Hockey club, local schools and the pinewoods nature reserve and beach. EARLY VIEWING ADVISED

FEATURES

- NO UPWARD CHAIN
- CHARMING CHARACTER COTTAGE
- TWO ENTERTAINING ROOMS
- SPACIOUS DINING KITCHEN OPEN TO A SITTING ROOM
- GROUND FLOOR DOUBLE BEDROOM
- GROUND FLOOR SHOWER / UTILITY ROOM
- SPIRAL STAIRCASE TO FIRST FLOOR
- TWO BEDROOMS & BATHROOM TO FIRST FLOOR
- LARGE DELIGHTFUL SOUTH FACING FRONT GARDEN / AMPLE PARKING
- SOUGHT AFTER LOCATION IN FRESHFIELD



ROOM DESCRIPTIONS

Entrance Vestibule

'Roc' entrance door; window to side; two built in cloaks cupboards; open to...

Front Entertaining Room

17' 10" (into bay) x 12' 02" (into recess) (5.44m x 3.71m) U.P.V.C framed double glazed bay window to front; feature brick fire surround with a 'cast iron' fret and open fire; open to

Rear Entertaining Room/Dining Room

23' 08" x 19' 08" (7.21m x 5.99m) reducing to 7'09" (2.36m) U.P.V.C framed double glazed windows to front and rear; laminate flooring; serving hatch window.

Spacious Dining Kitchen

15' 06" x 15' 02" (4.72m x 4.62m) Excellent range of wall, drawer, china and base cabinets incorporating two pull out larder units, wine rack, double opening broom cupboard and refuse unit; integrated dishwasher, refrigerator and microwave; space for an American style refrigerator; stainless steel sink unit with mixer tap; space for a Range style cooker with a stainless steel splashback and cooker hood above; laminate flooring; part tiled walls; open beams; U.P.V.C framed double glazed window to rear and U.P.V.C framed double glazed door to inner hall; open to....

Sitting Room

13' 07" x 10' 10" (4.14m x 3.30m) U.P.V.C framed double glazed window to front; spiral stair case leading to first floor.

Inner Hall

U.P.V.C framed double glazed door leading to the rear courtyard; tiled flooring; cloak rack.

Ground Floor shower with WC / Utility Room

Pedestal wash hand basin; low level wc; shower enclosure fitted with a mains shower; plumbing for an automatic washing machine; ladder style heated towel rail; tiled walls and flooring.

FIRST FLOOR

Landing

Porthole window to rear; loft access.

Bedroom No. 2

14' 11" x 13' 08" (maximum dimensions) (4.55m x 4.17m) Two windows to front.

Bedroom No. 3

15' 05" x 8' 09" (4.70m x 2.67m) (maximum dimensions) Two windows to front; built in drawer unit with open shelving and cupboard above.

Family Bathroom with WC

Suite comprising a low level wc; p-shaped bath fitted with a hand held shower head and mixer tap; wash hand basin in a vanity unit with cupboard below and mirror above; tiled walls; ladder style heated towel rail; U.P.V.C framed double glazed opaque window

OUTSIDE

Gardens

The walled and gated delightful front garden has a driveway providing ample parking and is laid to lawn with mature trees, bushes and shrubs. At the rear of the property there is a small walled courtyard.

PLEASE NOTE

Property Disclaimer

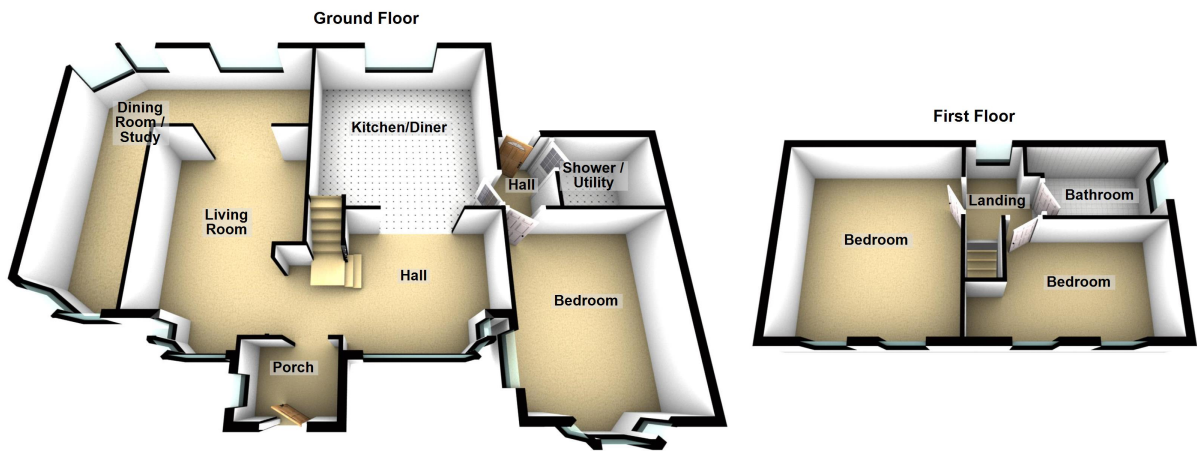
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	67	
(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	

