



**Glendale, Moss Side, Formby, Liverpool, Merseyside. L37 0AE**

**Offers Over £400,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to offer for sale this beautiful three/four bedroom detached true bungalow which sits on a generous plot well back from the road and offers deceptively spacious and versatile accommodation, including a spacious and bright entertaining room open to a dining area, study, three double bedrooms and generous established gardens. The property is situated in a prime semi-rural location on the outskirts of Formby, convenient for Tesco Superstore, Formby village with all its amenities and motorway links. VIEWING IS HIGHLY RECOMMENDED.

## FEATURES

- SPACIOUS ENCLOSED VESTIBULE
- ENTRANCE HALL
- SPACIOUS AND BRIGHT ENTERTAINING ROOM OPEN TO...
- DINING ROOM
- KITCHEN
- STUDY/BEDROOM 4
- THREE DOUBLE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- SINGLE GARAGE AND AMPLE PARKING
- GARDENS TO FRONT AND REAR



## ROOM DESCRIPTIONS

### Spacious Enclosed Vestibule

8' 04" x 6' 07" (2.54m x 2.01m) U.P.V.C sliding patio door; tiled flooring; built in meter cupboard.

### Spacious Entrance Hall

21' 09" x 7' 08" (maximum dimensions) (6.63m x 2.34m) Glazed front door with full length windows to side.

### Spacious and Bright Entertaining Room

20' 05" x 14' 10" (6.22m x 4.52m) U.P.V.C framed double glazed window to front and side overlooking the delightful front garden; feature fire surround with a 'marble' hearth; open to ....

### Dining Room

10' 00" x 9' 11" (3.05m x 3.02m) Two U.P.V.C framed double glazed arch windows to side.

### Kitchen

10' 06" x 9' 09" (3.20m x 2.97m) Range of base, wall and drawer units; single stainless steel sink unit with mixer tap; plumbing for an automatic washing machine; space for an upright refrigerator/freezer; integrated 'Bosch' dishwasher; four burner gas hob with a built under oven and grill and a cooker hood above; tiled floor and part tiled walls; U.P.V.C framed double glazed window and door to side.

### Bedroom No. 1

15' 00" x 9' 10" (4.57m x 3.00m) U.P.V.C framed double glazed window to rear; full length wall of fitted wardrobes with hanging rails and shelving.

### Bedroom No. 2/ Rear Entertaining Room

12' 11" x 11' 11" (3.94m x 3.63m) U.P.V.C framed double glazed double opening doors with windows to sides overlooking the enclosed rear garden.

### Bedroom No. 3

11' 11" x 11' 11" (3.63m x 3.63m) U.P.V.C framed double glazed window to rear; laminate flooring.

### Bedroom No. 4 / Study

10' 08" x 7' 01" (3.25m x 2.16m) U.P.V.C framed double glazed window to front; high level opaque window ; built in base and wall units.

### Family Bath/Shower Room with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with mixer taps; shower enclosure fitted with a mains shower attachment; tiled walls and flooring; access to a partially boarded loft via a pull down ladder; U.P.V.C framed double glazed opaque window to side.

### OUTSIDE

#### Single Garage

Up and over door; two U.P.V.C framed double glazed windows to side; power and light.

#### Gardens

Established gardens are present to the front and rear. The delightful south facing front garden is accessed over a brook which leads to a long driveway providing ample parking and is laid to lawn with well stocked borders containing plants, bushes and mature trees. The good size enclosed rear garden has a patio area and is laid to lawn with borders containing flowering bushes and shrubs.

#### Council Tax Band E

#### PLEASE NOTE

Property Disclaimer

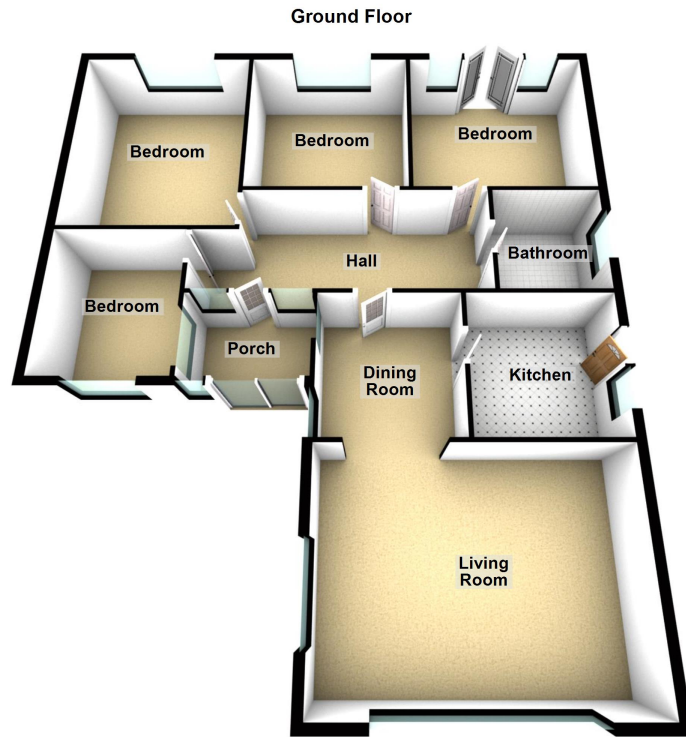
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate  
Plan produced using PlanUp.

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

Current	Potential
71	82