



**2 Clifden Court, Halsall Lane, Formby, Liverpool, Merseyside.  
L37 3QE**

**£280,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this three bedroom first floor apartment which offers excellent spacious and versatile accommodation, including a front entertaining room with a delightful balcony, ideal for al fresco dining or just relaxing, a good size breakfast kitchen, three bedrooms, bath/shower room with wc and a single garage. The apartment is ideally situated in a prime location, just a stone's throw away from the heart of Formby village with all its amenities, local bus routes and Formby railway station is within easy reach. NO UPWARD CHAIN

## FEATURES

- NO UPWARD CHAIN
- PRIME LOCATION IN THE HEART OF FORMBY VILLAGE
- PRIVATE ENTRANCE DOOR & STAIRCASE
- SPACIOUS ENTERTAINING ROOM WITH A BALCONY
- SPACIOUS BREAKFAST KITCHEN
- THREE DOUBLE BEDROOMS
- BATHROOM/SHOWER ROOM WITH W.C.
- SINGLE GARAGE
- PARKING
- COMMUNAL LANDSCAPED GARDENS



## ROOM DESCRIPTIONS

### Private Entrance

U.P.V.C framed double glazed door; two U.P.V.C framed double glazed windows; staircase to .....

### Spacious Entrance Hall

Built in storage/cloaks cupboard with double opening doors; built in cupboard with shelving.

### Spacious Entertaining Room with a balcony

17' 07" x 13' 02" (5.36m x 4.01m) Feature fire surround fitted with a coal effect electric fire; U.P.V.C framed double glazed sliding patio doors leading onto a balcony.

### Well Appointed Breakfast/Kitchen

13' 10" x 12' 11" (4.22m x 3.94m) Excellent range of cream high gloss wall, base and wall units; one and a half bowl stainless steel sink unit with mixer tap; integrated refrigerator, freezer, 'Bosch' dishwasher and 'Bosch' washing machine; 'Bosch' induction hob with a cooker hood above; double oven in a housing unit; part tiled walls; two U.P.V.C framed double glazed windows with vertical blinds.

### Bedroom No. 1

16' 00" (to wardrobe) x 9' 10" (4.88m x 3.00m) U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails; freestanding bedside units and dressing table with kneehole.

### Bedroom No. 2

12' 02" (into wardrobe) x 7' 10" (3.71m x 2.39m) U.P.V.C framed double glazed window to rear; built in cupboard with hanging rail and drawer unit.

### Dining Room/ Bedroom No. 3

11' 10" (into recess) x 10' 02" (3.61m x 3.10m) Two U.P.V.C framed double glazed windows to rear; high level built in storage cupboards.

### Bath/Shower Room with WC combined

Suite comprising a low level wc; pedestal wash hand basin; panelled bath; shower enclosure fitted with a 'Mira' shower attachment; ladder style heated towel rail; part tiled walls; two U.P.V.C framed double glazed opaque windows.

### OUTSIDE

#### Single Garage

Up and over door.

#### Gardens

Communal landscaped gardens surround this small purpose built development.

### 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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>			
England, Scotland & Wales		EU Directive 2002/91/EC	

