



**2 Andrews Lane, Formby, Liverpool, Merseyside. L37 2HH**

**£260,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

NO UPWARD CHAIN.. Colette Gunter Estate Agents are pleased to offer for sale this three bedroom semi-detached house which offers spacious and versatile accommodation which would be ideal for a first time buyer or an investor. Situated in a popular residential location convenient for Formby Railway station, local bus routes, local schools, Formby village with all its amenities and the pinewoods nature reserve and beach.

## FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE
- ENTRANCE HALL CLOAKROOM/W.C.
- TWO ENTERTAINING ROOMS
- KITCHEN
- THREE BEDROOMS
- SPACIOUS BATHROOM/SHOWER ROOM
- GAS HEATING SYSTEM & PARTIAL DOUBLE GLAZING
- AMPLE OF ROAD PARKING
- WEST FACING REAR GARDEN



## ROOM DESCRIPTIONS

### Enclosed Vestibule

Glazed door with windows to side; tiled flooring; wall light point.

### Entrance hall

Built in storage/shoe cupboard; laminate flooring; ornate radiator cover; stairs to first floor with under stairs storage/meter cupboard.

### Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit with a cupboard below; ladder style heated towel rail; laminate flooring; opaque window to side.

### Front Entertaining Room

12' 00" x 10' 11" (3.66m x 3.33m) U.P.V.C framed double glazed window to front; ornate radiator cover; laminate flooring.

### Rear Entertaining Room

14' 06" x 10' 11" (into recess) (4.42m x 3.33m) Feature fire surround fitted with a log effect electric fire; laminate flooring; U.P.V.C framed double glazed sliding patio door leading onto the rear patio and garden.

### Kitchen

12' 04" x 7' 06" (maximum dimensions) (3.76m x 2.29m) Range of base, wall and drawer units; single stainless steel sink unit with mixer tap; integrated 'Lamona' dishwasher; built in 'Beko' oven in a housing unit; 'Beko' four burner electric hob with a cooker hood above; space for an upright refrigerator/freezer; plumbing for an automatic washing machine; laminate flooring; U.P.V.C framed double glazed window to side and door to rear.

## FIRST FLOOR

### Landing

U.P.V.C framed double glazed opaque window to side; access to a partially boarded loft via a pull down ladder.

### Bedroom No 1

13' 10" x 10' 11" (intro recess) (4.22m x 3.33m) U.P.V.C framed double glazed window to rear.

### Bedroom No. 2

U.P.V.C framed double glazed window to front.

### Bedroom No. 3

7' 06" x 7' 02" (2.29m x 2.18m) U.P.V.C framed double glazed window to front; built in cupboard housing a 'Vaillant' gas heating boiler.

### Spacious Family Bathroom/Shower Room with WC

7' 08" x 7' 04" (2.34m x 2.24m) White suite comprising a low level wc: 'Roca' wash hand basin in a vanity unit with a cupboard below; panelled bath with centre mixer taps; shower enclosure fitted with an 'Aqualisa' mains shower; ladder style heated towel rail; tiled walls and flooring; U.P.V.C framed double glazed opaque window to rear.

## OUTSIDE

### Gardens

Gardens are present to the front and rear. The front garden is gravelled and paved providing ample off road parking, with a side gate accessing the rear garden which has a patio area and is laid to lawn with borders containing shrubs and bushes.

## 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 \*\***













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