



**Formby Cottage, 79 Church Road, Formby, Liverpool,  
Merseyside. L37 3NA**

**Offers in Region of £315,000 Freehold**

**REDUCED**





## PROPERTY DESCRIPTION

An opportunity has arisen to purchase this charming extended three bedroom detached cottage which was built in 1820 and offers deceptively spacious and versatile accommodation, with the potential to extend to the side and rear. The property has the advantage of a westerly facing rear garden and is situated in a popular residential location convenient for Formby village with all its amenities, local schools, Freshfield and Formby railway stations and the Pinewoods Nature Reserve and beach. NO UPWARD CHAIN

## FEATURES

- SPACIOUS ENTERTAINING ROOM
- GARDEN ROOM WITH VAULTED CEILING
- DINING KITCHEN
- GROUND FLOOR BEDROOM/STUDY
- GROUND FLOOR BATHROOM WITH WC
- TWO DOUBLE BEDROOMS TO FIRST FLOOR
- ENSUITE SHOWER ROOM WITH WC
- GAS HEATING & DOUBLE GLAZING
- LARGE DETACHED GARAGE WITH WASHROOM/WC TO REAR
- GARDENS TO FRONT, SIDE AND REAR WITH AMPLE PARKING





## ROOM DESCRIPTIONS

### Enclosed Vestibule

Front door with bullseye pane and original 'lead light' window to front; parquet flooring.

### Spacious Entertaining Room with Dining Area

26' 04" x 12' 09" (Maximum dimensions) (8.03m x 3.89m) Two U.P.V.C framed double glazed windows to front; feature fire surround fitted with an open grate; laminate flooring; spindled staircase to first floor.

### Garden Room with Vaulted Ceiling

12' 00" x 10' 08" (3.66m x 3.25m) Four U.P.V.C framed double glazed windows to front and side and U.P.V.C framed double glazed double opening french doors leading onto the westerly facing rear patio and garden; tiled flooring.

### Inner Hall

Laminate flooring; loft access.

### Bedroom 3 / Study

8' 10" x 7' 06" (2.69m x 2.29m) Two U.P.V.C framed double glazed windows to rear and side.

### Dining Kitchen

11' 01" x 9' 11" (3.38m x 3.02m) Base, wall, drawer and china cabinets; one and a half bowl stainless steel sink unit with mixer tap; 'Stoves' range style cooker; four burner gas hob with hotplate; integrated dishwasher, washing machine, fridge and freezer; cupboard housing a 'Baxi' gas heating boiler; part tiled walls; tiled flooring; U.P.V.C framed double glazed window and door to rear.

### Ground Floor Bathroom with WC

White suite comprising a low level wc; pedestal wash hand basin; panelled bath; ladder style heated towel rail; meter cupboard; extractor fan; panelled walls to dado height; laminate flooring; U.P.V.C framed double glazed opaque window to rear

### FIRST FLOOR

#### Landing

Built in linen/storage cupboard; U.P.V.C framed double glazed window to rear.

#### Bedroom No. 1

12' 10" x 11' 07" (3.91m x 3.53m) (maximum dimensions) U.P.V.C framed double glazed window to front and rear.

### Ensuite Shower with WC

Suite comprising a pedestal wash hand basin; low level wc (not in working order); tiled shower enclosure fitted with a mains shower attachment; tiled walls and flooring; extractor fan; U.P.V.C framed double glazed opaque window to front.

### Bedroom No. 2

11' 03" x 9' 05" (3.43m x 2.87m) (maximum dimensions) U.P.V.C framed double glazed window to front.

### OUTSIDE

#### Detached Large Garage (accessed via Alderson Crescent)

Up and over door; power and light; two U.P.V.C framed double glazed windows to side and door to rear. To the rear of the garage is a wc and wash hand basin.

### Gardens

Gardens are present to the front, side and rear. The hedged enclosed front garden is laid to lawn with bushes and shrubs. The enclosed westerly facing rear garden has a patio area and is laid to lawn with well stocked borders. Double opening timber gates (via Alderson Crescent) lead to a paved off road parking area and large garage

### 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 \*\*





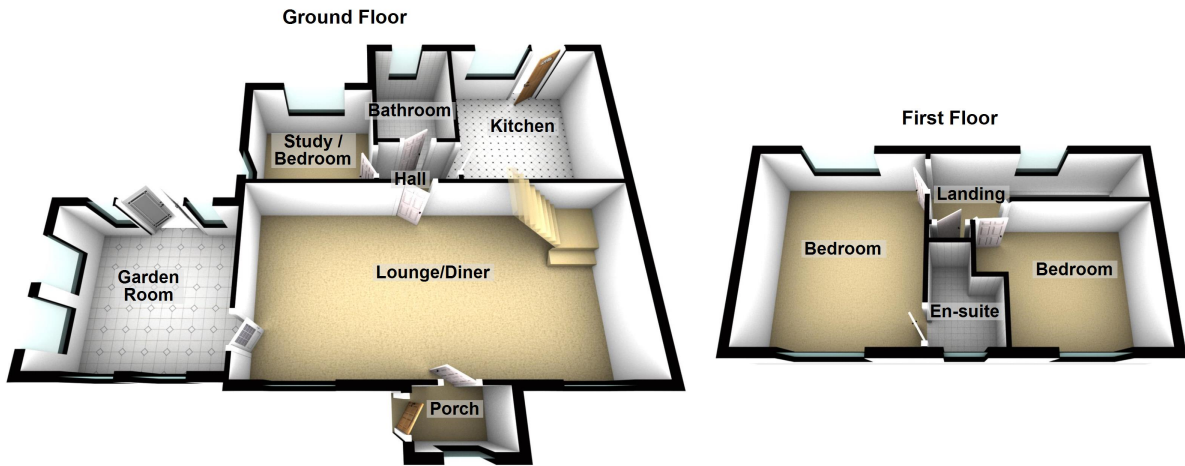








# FLOORPLAN & EPC



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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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 