



27 Wicks Lane, Formby, Liverpool, Merseyside. L37 3JF

£675,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A rare opportunity has arisen to purchase this charming 1920's detached house which already offers well planned and versatile family accommodation but also has huge potential to re-design and extend to the rear (subject to the usual planning consents). The property has the advantage of a delightful good size south facing rear garden and is situated in a much sought after residential location, convenient for locals schools, shops, Formby and Freshfield railway stations, local bus routes and the pinewoods nature reserve and beach. EARLY VIEWING IS HIGHLY RECOMMENDED

FEATURES

- ENCLOSED VESTIBULE
- ENTRANCE HALL CLOAKROOM/W.C.
- THREE ENTERTAINING ROOMS
- SPLENDID BREAKFAST KITCHEN
- SPACIOUS LAUNDRY ROOM
- THREE DOUBLE BEDROOMS
- BEDROOM FOUR / STUDY
- SPACIOUS FAMILY BATH/SHOWER ROOM WITH WC
- GARAGE & OFF ROAD PARKING
- GOOD SIZED SOUTH FACING REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Double glazed windows and door.

Entrance Hall

Built in display unit with cupboards and lit open shelving; ornate radiator cover; stairs to first floor with bespoke glass balustrade.

Cloakroom / WC

Suite comprising a low level wc; wash hand basin with mixer tap; opaque window to side.

Front Dining Room

15' 07" (into window) x 13' 9" (into recess) (4.75m x 4.19m) Original window frames with coloured glass and leaded light transoms; feature fire surround fitted with a gas fire; ornate radiator cover.

Front Entertaining Room

15' 11" (into recess) x 15' 07" (into window) (4.85m x 4.75m) Original window frame with coloured glass and leaded light transoms; feature fire surround fitted with a gas fire basket; ornate radiator cover.

Rear Morning Room

12' 03" x 11' 11" (into recess) (3.73m x 3.63m) Feature full length window overlooking the beautiful rear garden; built in recess storage cupboards; ornate radiator cover; exposed brick surround and hearth and fitted with a gas log burner.

Well Appointed South Facing Breakfast Kitchen

13' 05" x 11' 11" (4.09m x 3.63m) Excellent range of base, wall and drawer units with 'Corian' working surfaces; integrated dishwasher and refrigerator; 'Bosch' double oven in a housing unit; 'Bosch' four burned electric hob with an extractor hood above; one and half bowl sink unit with a 'Quooker' mixer tap; part tiled walls; 'Karndean' flooring; double glazed window to rear and door accessing the rear patio and garden.

Spacious Laundry Room

11' 07" x 8' 05" (3.53m x 2.57m) Selection of base and wall units; belfast sink with a mixer tap; freestanding refrigerator, freezer and washing machine; 'Karndean' flooring; wall mounted 'Vaillant' gas heating boiler; door to garage; double glazed window to rear.

FIRST FLOOR

Landing

Bedroom No. 1

14' 07" (maximum dimensions) x 12' 08" (4.45m x 3.86m) Secondary glazing to the original window frame with coloured glass and leaded light transoms; excellent range of fitted wardrobes, drawer unit with dressing table with kneehole and two bedside cabinets.



ROOM DESCRIPTIONS

Bedroom No. 2

13' 01" x 12' 06" (3.99m x 3.81m) Original window frame with coloured glass and leaded light transoms to front; fitted wardrobes with overbed storage cupboards, drawer units and dressing table with kneehole.

Bedroom No. 3

12' 04" x 11' 11" (3.76m x 3.63m) Window to rear; built in wardrobe with hanging rail and shelving and dressing table with kneehole.

Bedroom No. 4 / Study

9' 11" x 5' 07" (3.02m x 1.70m) Window to rear; built in open shelving.

Spacious Family Bath/Shower Room with WC combined

12' 03" x 7' 03" (3.73m x 2.21m) Suite comprising a low level wc, pedestal wash hand basin; corner bath with moulded seat; shower enclosure fitted with a mains shower attachment; ladder style heated towel rail; 'Amtico' flooring; part tiled walls; built in linen cupboard; window to rear.

OUTSIDE

Garage

Up and over door; power, light and water; door accessing the laundry room.

Gardens

Beautiful established gardens are present to the front and rear. The front garden has a driveway providing ample off road parking and is laid to lawn with well stocked borders. The good sized south facing rear garden has a patio area ideal for 'Al Fresco' dining and has a curve edged extensive lawn with borders containing an abundance of plants, flowering bushes and trees.

PLEASE NOTE

Property Disclaimer

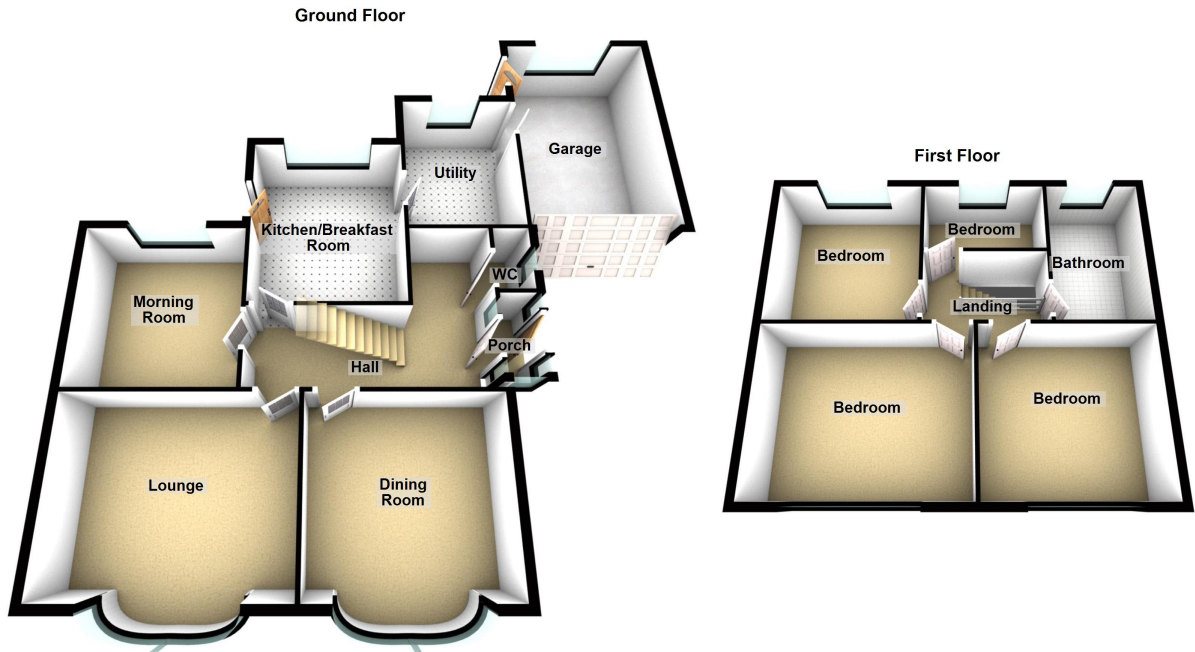
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	