



12 Priory Close, Formby, Liverpool, Merseyside. L37 6DS

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN... Colette Gunter Estate Agents are delighted to offer for sale this extended two double bedroom semi-detached true bungalow which offers deceptively spacious and versatile accommodation and sits on a generous corner plot which is not overlooked. The property occupies a pleasant position at the head of a cul-de-sac, convenient for local shops and transport links, including a regular bus service to Formby village with all its amenities.

FEATURES

- NO UPWARD CHAIN
- FRONT ENTERTAINING ROOM
- CONSERVATORY
- KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY SHOWER ROOM WITH WC
- SINGLE DETACHED GARAGE
- AMPLE OFF ROAD PARKING
- GARDENS TO FRONT, SIDE AND REAR
- REWIRED AND NEW BOILER IN 2019



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C double glazed door with U.P.V.C double glazed windows to sides; laminate flooring; meter cupboard.

Front Entertaining Room

16' 07" (into recess) x 12' 01" (5.05m x 3.68m) U.P.V.C framed double glazed full length window to front; laminate flooring; feature fire surround fitted with a coal effect gas fire.

Splendid Kitchen

10' 09" x 10' 02" (maximum dimensions) (3.28m x 3.10m) High gloss base, wall and drawer units with working surfaces; single sink unit with mixer tap; slot in 'Beko' cooker; freestanding washing machine; space for freestanding refrigerator/freezer; laminate flooring; part tiled walls; U.P.V.C framed double glazed window to side.

Inner Hall

Access to loft via a pull down ladder housing a 'Bosch Greenstar 4000' (installed 2019)

Bedroom No. 1

13' 02" (to wardrobes) x 9' 01" (4.01m x 2.77m) U.P.V.C framed double glazed window to rear; laminate flooring; built in wardrobes with hanging rails and shelving with cupboards above.

Bedroom No. 2

10' 10" x 9' 02" (3.30m x 2.79m) U.P.V.C double glazed window to side; laminate flooring; double glazed sliding door leading to.....

Conservatory

Windows to rear and door accessing the side and rear garden; laminate flooring.

Family shower Room with WC

Suite comprising a low level WC; wash hand basin in a vanity unit; shower enclosure fitted with a mains shower; laminate flooring; ladder style heated towel rail; tiled walls; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Single Garage

Electronically controlled roller door, power and light; door to side.

Gardens

Gardens are present to the front, side and rear. The front garden is laid to lawn with a block paved driveway providing ample parking with a timber gate leading to the single detached garage. The enclosed rear garden has a patio area and is laid to lawn.

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



TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

