



**82 Marina Road, Formby, Liverpool, Merseyside. L37 6BW**

**£425,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this spacious detached true bungalow which has been thoughtfully extended to offer additional living space and has an expansive floorplan. Features include a spacious lounge, large dining kitchen, extended dining room/family room, THREE/FOUR well proportioned bedrooms and family bath/shower room. The property invites a touch of modernisation and with some updates would be perfect for a growing family or those seeking single-level living.

Occupying a pleasant corner plot position with gardens to front, side and rear in this popular established location which is convenient for all local amenities including local primary and secondary schools, transport links, some local shops and Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets. EARLY VIEWING ADVISED.

## FEATURES

- DETACHED TRUE BUNGALOW OCCUPYING A PLEASANT CORNER PLOT POSITION
- NO ONWARD CHAIN
- FRONT LOUNGE
- EXTENDED DINING ROOM/FAMILY ROOM
- SPACIOUS DINING KITCHEN
- FOUR BEDROOMS
- BATH/SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM (NEW BOILER INSTALLED 2024)
- GARAGE & AMPLE OFF ROAD PARKING
- ATTRACTIVE GARDENS TO FRONT, SIDE & REAR





## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double opening doors.

### Hall

Glazed door; laminate flooring; loft access.

### Front Lounge

14' 9" x 13' 10" (4.50m x 4.22m) U.P.V.C. framed double glazed window to front; feature fireplace fitted with coal effect gas fire; two wall light points; laminate flooring.

### Extending Dining Room/Family Room

14' 2" x 18' 3" (4.32m x 5.56m) Double glazed sliding patio doors to rear; laminate flooring.

### Sitting Room/Bedroom No. 4

7' 9" x 13' 9" (2.36m x 4.19m) U.P.V.C. framed double glazed window to front; laminate flooring.

### Spacious Dining Kitchen

11' 3" x 25' 7" (3.43m x 7.80m) Range of base wall and drawer units; double ceramic sink unit with mixer tap; electric oven and grill in housing unit; space for microwave; five burner gas hob; plumbing for automatic dishwasher; plumbing for automatic washing machine; space for tumble dryer; space for upright refrigerator/freezer; space for microwave; china cupboards; wine storage; Worcester wall mounted gas heating boiler (installed 2024) U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side with obscure glass.

### Bedroom No. 1

13' 1" into wardrobe x 11' 9" excluding door recess (3.99m x 3.58m) U.P.V.C. framed double glazed window to side and rear; built in wardrobes, dressing table unit and drawer units; laminate flooring.

### Bedroom No. 2

11' 1" x 11' 9" (3.38m x 3.58m) U.P.V.C. framed double glazed window to front and side; laminate flooring.

### Bedroom No. 3

9' 10" x 9' 1" (3.00m x 2.77m) U.P.V.C. framed double glazed window to side.

### Bathroom/Shower Room

8' 9" x 5' 9" (2.67m x 1.75m) Suite comprising tiled shower compartment with mains fitment; panelled bath with mixer tap and shower attachment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

### Single Garage

Up and over door; power and light.

### Gardens

Established gardens are present to front, side and rear. The front garden is laid to lawn with driveway providing ample off road parking. The rear and side gardens are laid to lawn with borders containing numerous trees, flowering shrubs and bushes, brick paved patio, greenhouse and garden shed.

### PLEASE NOTE

\*\*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 \*\*







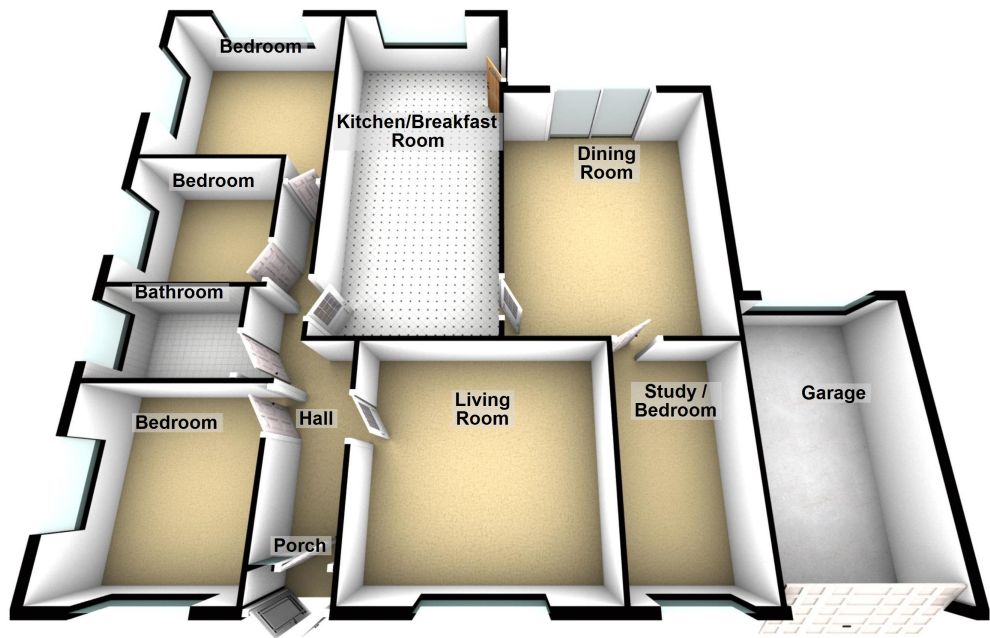






FLOORPLAN & EPC

Ground Floor



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		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC