



6 Holmwood Gardens, Formby, Liverpool, Merseyside. L37 1NH

£515,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Only by interior inspection can you fully appreciate this immaculately presented three bedroom detached true bungalow which sits on an enviable corner plot and offers spacious and versatile family accommodation, with space to extend to the side and rear (subject to the usual planning consents). This stunning bungalow which has the advantage of a delightful enclosed rear and side garden is situated in a sought after residential location, convenient for local primary and secondary schools, Formby and Freshfield railway stations, Formby village with all its amenities and the pinewoods nature and beach. EARLY VIEWING IS HIGHLY RECOMMENDED

FEATURES

- LARGE CORNER PLOT WITH ESTABLISHED GARDENS
- ENTRANCE HALL
- REAR ENTERTAINING ROOM OPEN TO...
- CONSERVATORY
- BRIGHT & SPACIOUS KITCHEN/DINER
- THREE BEDROOMS
- LUXURY FAMILY BATHROOM
- DOUBLE GARAGE & AMPLE PARKING
- CLOSE TO SCHOOLS & RAILWAY STATIONS



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed sliding door with windows to side; tiled flooring; wall light point.

Entrance Hall

Original parquet flooring; built in cloaks cupboard; recess shelving; meter cupboard; ornate radiator cover; access to loft space via a pull down ladder with powere and light.

Rear Entertaining Room

18' 08" x 11' 11" (5.69m x 3.63m) Two U.P.V.C framed double glazed windows to side; original parquet flooring; feature living flame coal effect gas fire; double glazed sliding patio door leading to...

Conservatory

11' 02" x 11' 01" (3.40m x 3.38m) U. |P.V.C framed double glazed windows and double opening patio doors leading to to enclosed rear patio and garden; fitted storage unit; tiled flooring.

Bright and Spacious Kitchen/Diner

15' 09" x 13' 00" (4.80m x 3.96m) Excellent range of high gloss base, wall and drawer units with working surfaces and under unit lighting; integrated dishwasher and newly installed fridge and freezer; cupboard housing a 'Vaillant' gas heating boiler; one and a half bowl sink unit with mixer tap; 'AEG' oven and microwave in a housing unit; four burner gas hob with cooker hood above; part tiled walls; 'Oak' wood flooring; Two U.P.V.C framed double glazed windows to rear and door leading to the utility room.

Bright and spacious Side Utility Room / Hobbies Room

30' 08" x 6' 10" (9.35m x 2.08m) U.P.V.C framed double glazed door to front and rear gardens; plumbing for an automatic washing machine; space for a tumble dryer and chest freezer.

Luxury Family Bathroom with WC

8' 00" x 7' 07" (2.44m x 2.31m) Suite comprising a panelled bath with centre mixer taps and a handheld shower attachment; shower enclosure fitted with a mains shower and rainfall showerhead and handheld attachment; contemporary wash hand basin; low level wc; ladder style heated towel rail; tiled walls; built in storage and open shelving; 'Karndean' flooring; U.P.V.C framed double glazed opaque window.



ROOM DESCRIPTIONS

Bedroom No. 1

11' 11" (to wardrobes) x 11' 8" (into recess)
(3.63m x 3.56m) U.P.V.C framed double glazed
window to front with blinds; built in wardrobes
with hanging rails and shelving; laminate
flooring; ornate radiator cover.

Bedroom No. 2

11' 07" x 10' 01" (3.53m x 3.07m) U.P.V.C framed
double glazed window to front with blinds;
laminate flooring; ornate radiator cover.

Bedroom No. 3

12' 03" x 7' 02" (3.73m x 2.18m) U.P.V.C framed
double glazed sliding patio door to side;
laminate flooring.

OUTSIDE

Detached Double Garage

Two up and over doors; power and light;
laminate flooring; rear door accessing the rear
garden. The garage has been fitted out for use
as a home gym, workshop and storage use.

Gardens

Beautiful established gardens are present to
the front, side and rear of the bungalow. The
front garden is laid to lawn with shrubs and
bushes and the enclosed rear garden has a
patio area ideal for al fresco dining with lawns
to the rear and side edged with an abundance
of flowering bushes, plants and trees. There is
a water feature, outside tap and garden shed.

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



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1576.63 ft²
146.47 m²

⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

