



17 Andrews Lane, Formby, Liverpool, Merseyside. L37 2EP

£670,000 Leasehold

REDUCED



PROPERTY DESCRIPTION

Colette Gunter Estate agents are delighted to present to the market this thoughtfully extended detached house, the property presents a charming façade to the front yet offers a substantial amount of living space over two floors. The property boasts a traditional ground floor layout with THREE generous entertaining rooms, attractive breakfast kitchen and separate laundry room. The first floor features FOUR well appointed bedrooms and a luxury family bathroom/shower room. The beautifully maintained gardens add to the property's appeal, offering a serene outdoor space for entertaining and relaxation.

Situated in a popular established non estate location which is convenient for local primary and secondary schools, transport links including Formby railway station, a short distance away from The National Trust Pinewoods Nature Reserve and Formby Village with all its amenities.

FEATURES

- SOUGHT AFTER ESTABLISHED LOCATION
- DECEPTIVELY SPACIOUS EXTENDED ACCOMMODATION
- THREE ENTERTAINING ROOMS
- ATTRACTIVE BREAKFAST KITCHEN & SEPARATE LAUNDRY ROOM
- FOUR BEDROOMS
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- BEAUTIFULLY PRESENTED GARDENS
- SINGLE GARAGE AND OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed side panels.

Spacious Hall

U.P.V.C. framed double glazed door with obscure glass and matching side panel; polished wood effect flooring; understairs storage.

Cloakroom/W.C.

Suite comprising inset wash hand basin in vanity unit with cupboard below; low level W.C.; part tiled walls; tiled floor.

Rear Entertaining Room

11' 03" x 20' 05" (3.43m x 6.22m) Feature limestone fireplace surround with matching interior and hearth and fitted with a living flame coal effect gas fire; polished wood effect flooring; U.P.V.C. framed double glazed, double opening French doors with matching side panels.

Front Sitting Room/Family Room

10' 11" x 15' 04" (3.33m x 4.67m) U.P.V.C. framed double glazed window to front and side; polished wood effect flooring.

Front Dining Room

10' 10" x 13' 04" (3.30m x 4.06m) U.P.V.C. framed double glazed window to front; polished wood effect flooring.

Breakfast Kitchen

21' 01" x 7' 07" (6.43m x 2.31m) Range of base, wall and drawer units; granite working surfaces incorporating a one and a half bowl stainless steel inset sink with mixer tap; double oven and grill in housing unit; four burner gas hob with extractor canopy over; pan drawers; wine storage; breakfast bar; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.V. framed double glazed door and window to rear.

Laundry Room

8' 01" x 8' 08" (2.46m x 2.64m) Base cupboard, circular stainless steel sink unit with mixer tap; plumbing for automatic dishwasher; plumbing for automatic washing machine; space for tumble dryer; Vaillant wall mounted gas combination boiler; U.P.V.C. framed double glazed window to rear; door to garage.

First Floor

Turned Staircase

U.P.V.C. framed double glazed window to front.

Landing

Loft access; linen cupboard.

Bedroom No. 1

11' 03" x 18' 01" (3.43m x 5.51m) U.P.V.C. framed double glazed window to rear; range of built in wardrobes; wood effect flooring.

Bedroom No. 2

10' 01" into wardrobe x 14' 01" into window recess (3.07m x 4.29m) U.P.V.C. framed double glazed window to side; Velux window to front; built in wardrobes to one wall with high gloss doors, hanging rails and shelving; wood effect flooring.

Bedroom No. 3

12' 01" x 8' 10" to wardrobe (3.30m x 2.69m) U.P.V.C. framed double glazed window to side; built in wardrobes to one wall with high gloss doors, hanging rails and shelving; wood effect flooring.

Bedroom No. 4

5' 09" x 8' 11" (1.75m x 2.72m) U.P.V.C. framed double glazed window to front; wood effect flooring.

Luxury Family Bathroom/Shower Room

12' 01" x 6' 09" (3.68m x 2.06m) Suite comprising luxury freestanding claw foot bath with freestanding telephone style mixer tap and shower attachment; large tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with drawers below; low level W.C.; chrome ladder style radiator; school style radiator with towel rail; panelled walls to dado height; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Single Garage

Metal up and over door; power and light.

Gardens

Gardens are present to front and rear. The property is accessed via double opening wrought iron gates leading to a brick paved driveway and lawned area which is screened from the road with laurel hedging. The enclosed landscaped rear garden is laid to lawn with borders containing established flowering shrubs and bushes, laurel hedging, paved patio areas, garden shed and outside tap.

Council Tax Band - E

EPC Rating - D

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 **

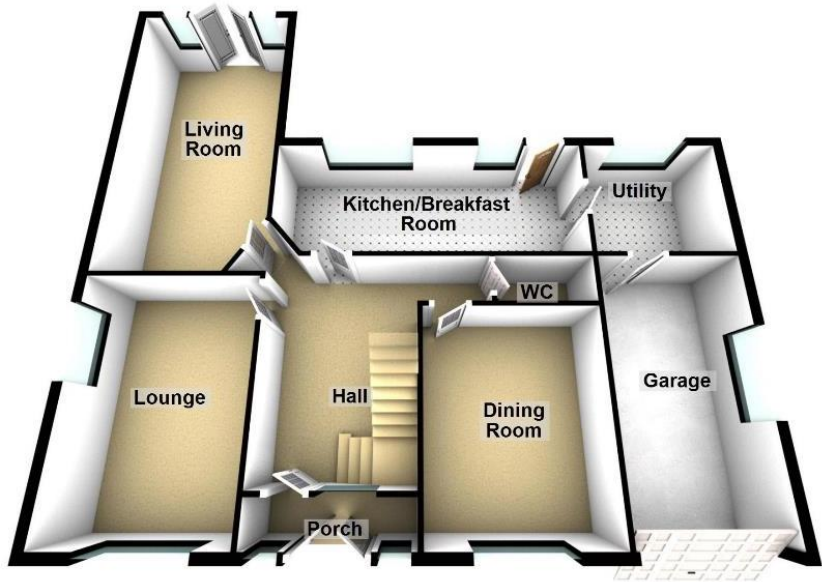






FLOORPLAN & EPC

Ground Floor



First Floor



Measurement 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		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC