



**19 Longfield, Freshfield, Liverpool, Merseyside. L37 3LD**

**Offers in Region of £525,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are delighted to present to the market this thoughtfully extended detached house which offers a generous layout ideal for family living. Features include TWO reception rooms, large conservatory and extended kitchen to the ground floor. To the first floor the property boasts FOUR good sized bedrooms two with en-suite shower rooms and a spacious family bathroom. Outside the property benefits from a double garage with an extensive driveway providing ample off road parking and a larger than average lawned rear garden. Whilst this property is ready to move into it also presents a unique opportunity to acquire a spacious family home with significant potential for further customization and development subject to the relevant planning consents.

Situated in a popular established cul-de-sac location which is convenient for local primary and secondary schools, transport links and a short distance away from vibrant Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

## FEATURES

- EXTENDED FAMILY ACCOMMODATION
- ENTERTAINING ROOM WITH DINING AREA & SEPARATE SITTING ROOM
- CONSERVATORY
- EXTENDED KITCHEN
- FOUR BEDROOMS ( TWO WITH EN-SUITE SHOWER ROOMS)
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOOR & AMPLE OFF ROAD PARKING
- LARGER THAN AVERAGE REAR GARDEN
- NO ONWARD CHAIN





## ROOM DESCRIPTIONS

### Large Enclosed Vestibule

6' 4" x 7' 7" (1.93m x 2.31m) U.P.V.C. door; U.P.V.C. framed double glazed window to side with obscure glass; tiled floor.

### Hall

Understairs storage; stairs to first floor.

### Cloakroom/W.C.

5' 9" x 3' 4" (1.75m x 1.02m) Suite comprising inset wash hand basin in vanity unit with cupboard below; low level W.C.: tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Front Sitting Room

9' 0" x 16' 9" (2.74m x 5.11m) (maximum dimensions) U.P.V.C. framed double glazed window to front; fireplace surround with coal effect electric fire.

### Rear Family Room/Dining Room

25' 6" x 10' 10" (7.77m x 3.30m) U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed sliding patio door to conservatory; feature fireplace surround fitted with remotely accessed pebble effect gas fire; archway to:-

### Extended Kitchen

8' 3" x 20' 5" (2.51m x 6.22m) Range of base, wall and drawer units; quartz working surfaces incorporating double stainless steel inset sink unit with mixer tap; space for range style cooker; plumbing for automatic dishwasher and washing machine; space for undercounter refrigerator and freezer; part tiled walls; freestanding gas heating boiler; U.P.V.C. framed double glazed window to front; vaulted ceiling with double glazed Velux window; door to garage.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to front; loft access.

#### Bedroom No. 1

10' 8" x 16' 9" (3.25m x 5.11m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed tilt and slide patio door with Juliette balcony; cylinder cupboard; storage cupboard with shelving.

#### En-Suite Shower Room with W.C.

5' 8" x 5' 4" (1.73m x 1.63m) Suite comprising spa style shower cabin with hand-held shower, over head rainfall shower and body jets; wall hung wash hand basin; low level W.C.; part tiled walls; tiled floor.

#### Bedroom No. 2

11' 3" x 11' 0" (3.43m x 3.35m) U.P.V.C. framed double glazed window to rear.

#### En-Suite Shower Room with W.C.

Suite comprising spa style shower cabin with hand-held shower, over head rainfall shower and body jets; wall hung wash hand basin; low level W.C.; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

#### Bedroom No. 3

14' 0" x 10' 10" (4.27m x 3.30m) U.P.V.C. framed double glazed window to rear.

#### Bedroom No. 4

9' 0" x 12' 4" (2.74m x 3.76m) U.P.V.C. framed double glazed window to front.

#### Family Bathroom/Shower Room

8' 2" x 11' 2" (2.49m x 3.40m) Suite comprising whirlpool shower bath cabin; twin wall mounted wash hand basins; low level W.C.; two chrome ladder style radiators; tiled walls; tiled floor; U.P.V.C. framed double window to side with obscure glass.

#### Outside

##### Double Garage

17' 2" x 17' 1" (5.23m x 5.21m) Electrically controlled door; U.P.V.C. framed double glazed door and window to rear.

#### Gardens

Gardens are present to front and rear. The front garden has an extensive brick paved driveway providing ample off road parking. The good sized rear garden is extensively lawned with a decked patio area.

#### 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 \*\*





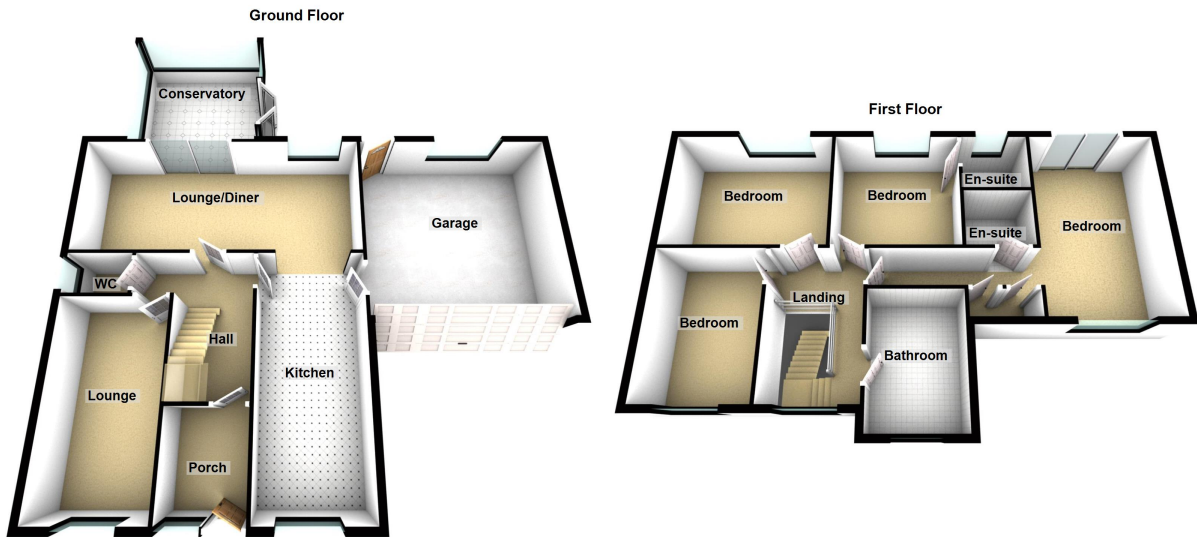








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

