



Rose Cottage,
Deansgate Lane North,
Formby, L37 7ER

Offers Over £475,000

SM

STEPHANIE MACNAB
ESTATE AGENT

The current vendor has owned this DETACHED PROPERTY for seven years, during that period the current owners have undertaken extensive UPGRADING WORKS, including:-

- Replacement windows and French doors, including a Rock front door
- New condensing boiler and system-related equipment with new radiators.
- New gas fire in the Lounge fitted into a feature fireplace. Fully working chimney.
- New fuse board
- New Kitchen including a Range cooker from Checkers of Churchtown
- New shower in the En-Suite from Checkers
- Various rooms were redecorated. Replacement Pergo flooring in the Hall, Kitchen, En-Suite, and Bathroom from Checkers of Southport. Replacement carpets from Stokers of Southport.
- Maintained alarm system and security lighting
- BT FULL FIBRE installed 2022
- External redecoration of render with masonry paint with a 10-year guarantee
- New fencing. The garden is maintained fortnightly. The lawn has a sprinkler system.

It's fair to say this property, aside from having GREAT KERB APPEAL, offers a LOW MAINTENANCE option.

The current owner's high standard is evident as soon as you arrive, and the feeling is uplifting due to the neutral palette and the brightness. The spacious ENTRANCE HALL is welcoming. The SITTING ROOM has a front-facing aspect, and the SPACIOUS LOUNGE overlooks the rear garden. The KITCHEN/DINER is the heart of the home and has French doors, which can be flung open into the garden during the summer months. The UTILITY ROOM, understairs storage and downstairs WC are all practical spaces.

The LANDING is also bright and airy. There are THREE DOUBLE BEDROOMS all benefitting from FITTED WARDROBES and a family BATHROOM. The main bedroom has an EN-SUITE BATHROOM.

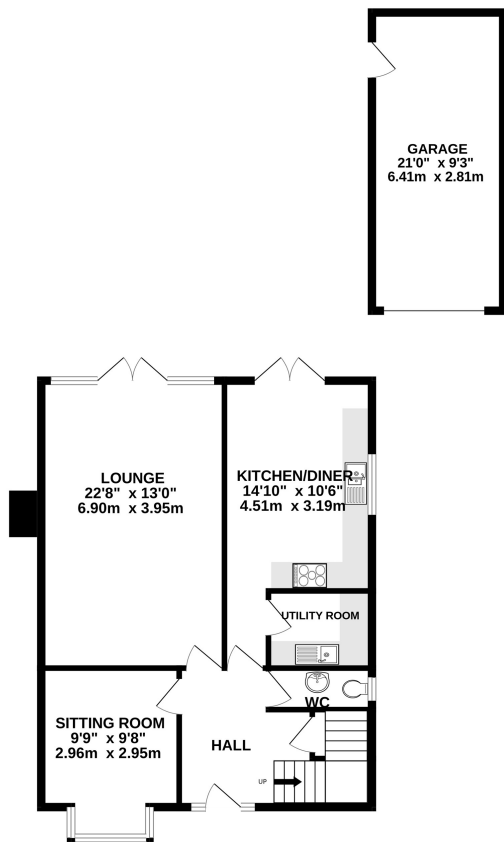
The overall PLOT is GENEROUS, covering 0.14 of an acre. There is OFF-ROAD parking leading to the GARAGE. The rear garden is immaculate and will be appealing to a keen gardener or energetic children and pets.

This property is MOST DEFINITELY not one to be missed! Call to view, 01704 516 626.

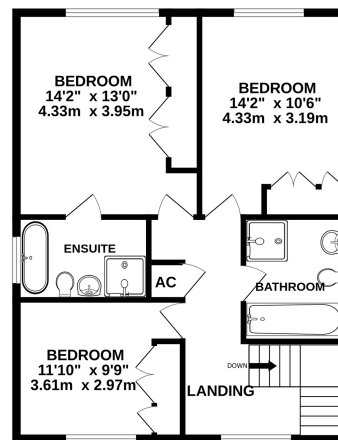




GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

