

Offers In Excess
£325,000
Freehold



COLETTE
GUNTER
Estate Agents

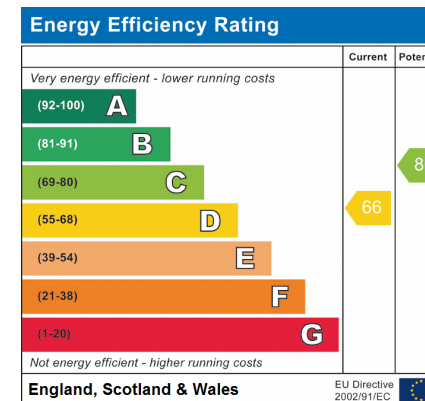


Features

- CORNER PLOT POSITION
- THREE ENTERTAINING ROOMS
- KITCHEN & UTILITY ROOM
- SPACIOUS GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- GROUND FLOOR BATHROOM
- TWO FIRST FLOOR BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- SINGLE DETACHED GARAGE
- GARDENS TO FRONT, SIDE & REAR

Summary of Property

Colette Gunter Estate Agents are pleased to present to the market this detached dormer bungalow which occupies a corner plot position. Offered with NO UPWARD CHAIN the property provides deceptively spacious and versatile accommodation and would appeal to a wide variety of buyers. Situated in the popular established location which is convenient for all local amenities including local primary & secondary schools, transport links and Formby Village with its wide variety of coffee bars, restaurants and supermarkets.



Room Descriptions

Enclosed Vestibule

U.P.V.C. framed double glazed, double opening storm doors.

Hall

Glazed door with obscure glass and matching side window; stairs to first floor.

Dining Room

11' 0" x 14' 11" (3.35m x 4.55m) U.P.V.C. framed double glazed window to front; wood flooring open to:-

Entertaining Room

12' 11" x 15' 11" (3.94m x 4.85m) U.P.V.C. framed double glazed window to front; two U.P.V.C. framed double glazed windows to side; feature fireplace surround.

Kitchen

7' 11" x 12' 11" (2.41m x 3.94m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; space for slot in cooker; integrated microwave; Worcester freestanding gas heating boiler; U.P.V.C. framed double glazed window; glazed door to:-

Utility Room

6' 4" x 9' 0" (1.93m x 2.74m) Space for upright refrigerator/freezer; plumbing for automatic washing machine; door to front; U.P.V.C. framed double glazed door to rear.

Ground Floor Bathroom

5' 7" x 10' 3" (1.70m x 3.12m) Suite comprising of a panelled bath with electric shower over; pedestal wash hand basin; low level W.C.; tiled walls; tiled floor; cylinder/linen cupboard; U.P.V.C. framed double glazed window to side with obscure glass.

Sitting Room/Study

10' 10" x 14' 11" (3.30m x 4.55m) U.P.V.C. framed double glazed window to front; built in wardrobes; laminate flooring.

Ground Floor Bedroom

14' 6" x 20' 2" into bay (maximum dimensions) (4.42m x 6.15m) U.P.V.C. framed double glazed splayed bay window to front; secondary glazed patio doors to side; built in wardrobes; laminate flooring.

En-Suite Shower Room

Suite comprising of a tiled shower cubicle fitted with mains shower; pedestal wash hand basin; low level W.C.; tiled walls; U.P.V.C. framed double glazed window with obscure glass.

First Floor

Bedroom No. 2

12' 6" x 13' 7" (3.81m x 4.14m) U.P.V.C. framed double glazed window to side; eaves storage; built in wardrobes incorporating inset wash hand basin.

Bedroom No. 3

U.P.V.C. framed double glazed window to rear; eaves storage.

Outside

Detached Single Garage

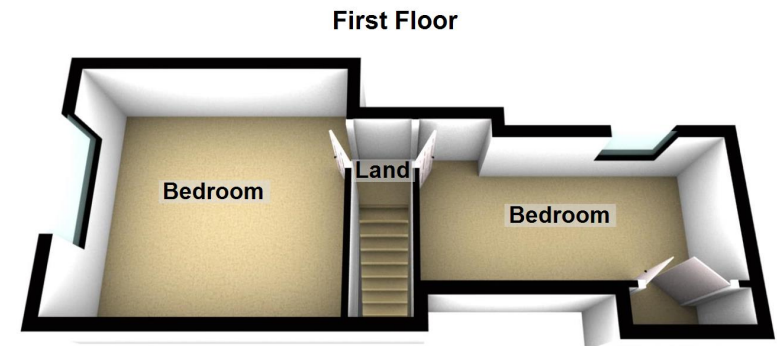
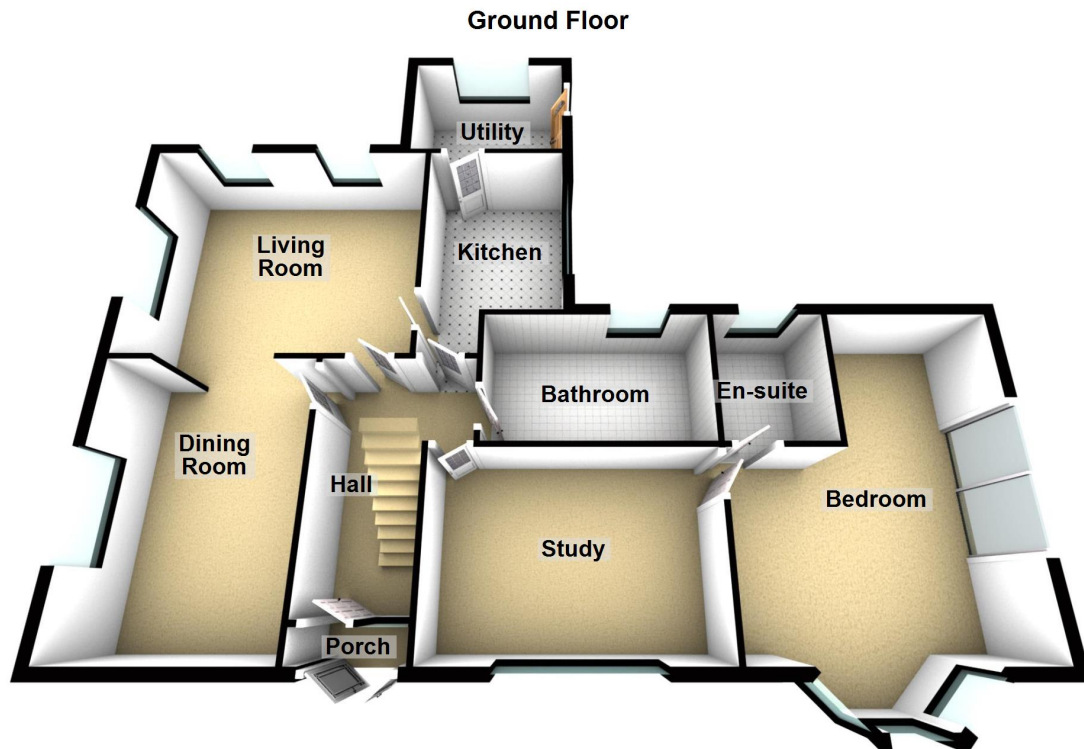
Electrically controlled up and over door.

Gardens

Gardens are present to front, side and rear. The front and side gardens are laid to lawn with a low wall and borders containing established shrubs and bushes, there is a paved drive leading to the garage. To the rear of the property there is a paved courtyard.



Floorplan



Measurements are approximate
Plan produced using PlanUp.

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