



20 Mayfield Avenue, Formby, Liverpool, Merseyside. L37 2FN

Offers in Region of £375,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN.....Colette Gunter Estate Agents are pleased to present to the market this well planned detached house which would appeal to a wide variety of buyers. Situated within a small development in this popular residential location which is convenient for local primary and secondary schools, Formby Railway Station, local bus route to Formby Village with all its amenities including coffee bars, restaurants, local shops and supermarkets and just a stones throw away from The National Pinewoods Nature Reserve and Beach.

FEATURES

- NO UPWARD CHAIN
- POPULAR LOCATION CONVENIENT FOR LOCAL PRIMARY & SECONDARY SCHOOLS
- CLOAKROOM/W.C.
- LOUNGE OPEN TO DINING ROOM
- BREAKFAST KITCHEN
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM WITH W.C.
- FAMILY BATHROOM WITH W.C.
- GAS HEATING SYSTEM
- ATTACHED GARAGE
- GARDENS
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Hall

Glazed door; understairs storage; door to garage; laminate flooring.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C.; laminate flooring; glazed window to front with obscure glass.

Front Lounge

11' 7" x 15' 9" (3.53m x 4.80m) Glazed window to front; feature fireplace surround with 'marble' interior and hearth and fitted with pebble effect electric fire; laminate flooring; open to:

Dining Room

8' 10" x 10' 2" (2.69m x 3.10m) Double glazed sliding patio door and matching side panel to rear garden; laminate flooring.

Breakfast Kitchen

17' 7" x 10' 0" reducing to 6.0" (5.36m x 3.05m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under electric oven; four burner gas hob with extractor canopy over; integrated refrigerator; integrated dishwasher; deep understairs storage cupboard; part tiled walls; Kardean flooring; two glazed windows to rear; glazed door to side with obscure glass.

First Floor

Landing

Turned staircase; glazed window to side with obscure glass; loft access.

Bedroom No. 1

11' 7" into door recess x 14' 3" into wardrobe (3.53m x 4.34m) Glazed window to rear; built in wardrobes to one wall with hanging rails and shelving.

En-Suite Shower Room with W.C.

Suite comprising tiled shower compartment with mains fitment; inset wash hand basin in vanity unit; low level W.C.; shaver point; tiled floor; glazed window to rear with obscure glass.

Bedroom No. 2

11' 7" into door recess x 11' 7" (3.53m x 3.53m) Glazed window to front.

Bedroom No. 3

7' 7" x 8' 8" (2.31m x 2.64m) Two glazed windows to front; built in cupboard with shelving.

Family Bathroom with W.C.

6' 6" x 8' 0" (1.98m x 2.44m) Suite comprising panelled bath with shower screen and electric shower over; pedestal wash hand basin; low level W.C.; shaver point; part tiled walls; tiled floor; linen cupboard; glazed window to rear with obscure glass.

Outside

Garage

8' 2" x 20' 4" (2.49m x 6.20m) Metal up and over door; power and light; plumbing for automatic washing machine; Glow Worm wall mounted gas heating boiler.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with brick paved driveway providing off road parking and gate to side providing access to the rear garden which is laid to lawn with borders and 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 **







EPC

