



26 Bushbys Park, Formby, Liverpool, Merseyside. L37 2EF

£645,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This beautifully modernised detached true bungalow offers spacious, flexible accommodation ideal for families, downsizers, or those seeking single-level living without compromising on style.

Finished to a high standard throughout, the property features a spacious hall, attractive lounge, modern shaker style kitchen with centre island open to the family/dining room with bi-fold doors leading to the rear garden, perfect for indoor-outdoor living. There are THREE generously sized bedrooms including a superb primary bedroom with walk-in wardrobe and luxury en-suite shower room, a beautiful family bathroom completes the internal accommodation.

Externally the property boasts an in-and-out driveway providing ample off road parking an integral garage with electric door and a private, landscaped rear garden designed for ease of maintenance and outdoor entertaining.

Situated in this desirable residential location with easy access to local amenities including Formby railway station, Formby Village and The National Trust Pinewoods Nature Reserve and Beach. This turnkey home is ideal for buyers seeking quality and convenience in equal measure.

FEATURES

- DETACHED TRUE BUNGALOW IN SOUGHT AFTER LOCATION
- FRONT ENTERTAINING ROOM
- KITCHEN WITH BUILT IN APPLIANCES OPEN TO FAMILY/DINING ROOM
- LAUNDRY ROOM
- PRIMARY BEDROOM WITH WALK-IN WARDROBE AND LUXURY EN-SUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- DOUBLE GLAZING, GAS HEATING AND SECURITY SYSTEM
- GARAGE WITH ELECTRICALLY CONTROLLED DOOR AND FRONT DRIVEWAY PROVIDING OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN



ROOM DESCRIPTIONS

Spacious Reception Hall

Composite glazed door with U.P.V.C. framed double glazed side panels with obscure glass; Karndeian herringbone style flooring; cloaks cupboard.

Front Lounge

15' 8" x 10' 8" (4.78m x 3.25m) U.P.V.C. framed double glazed window to front fitted with plantation shutters; feature limestone fireplace surround fitted with gallery log effect fire.

Superb Kitchen open to Family/Dining Room

21' 5" reducing to 16'02" x 22' 8" reducing to 11'11" (6.53m x 6.91m) (maximum dimensions) Range of shaker style base, wall and drawer units; double electric oven and grill in housing unit; integrated microwave in housing unit; quartz working surfaces incorporating induction hob with quartz splash back and extractor canopy over; pan drawers; housing unit with space for American style refrigerator/freezer; centre island with quartz working surface incorporating a double ceramic inset sink with mixer tap; integrated dishwasher and integrated wine cooler; karndeian herringbone style flooring; two lantern roofs to family dining area; double glazed bi-folding doors fitted with electric blinds opening to rear garden.

Laundry Room

5' 2" x 7' 6" (1.57m x 2.29m) Base cupboard and wall cupboards; plumbing for automatic washing machine; space for tumble dryer; Karndeian herringbone style flooring; U.P.V.C. framed double glazed window to side; door to garage.

Bedroom No. 1

15' 8" x 11' 10" (4.78m x 3.61m) U.P.V.C. framed double glazed, double opening French doors to rear garden; walk-in wardrobe fitted with open hanging rails and shelving.

Luxury En-Suite Shower Room

Suite comprising of a large walk-in tiled shower with mains brushed brass fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with mixer tap and drawers below; low level W.C. with concealed cistern; brushed brass ladder style radiator; extractor; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Bedroom No. 2

13' 11" x 9' 4" (4.24m x 2.84m) U.P.V.C. framed double glazed window to front fitted with plantation shutters; built in wardrobes to one wall with soft close doors, hanging rails and shelving.



ROOM DESCRIPTIONS

Bedroom No. 3

8' 10" x 11' 11" (2.69m x 3.63m) U.P.V.C. framed double glazed window to side.

Luxury Family Bathroom

11' 4" x 5' 9" (3.45m x 1.75m) Suite comprising of a tiled sided bath with a wall mounted waterfall tap; mains shower with fixed head rainmaker; shower screen; oval vanity unit incorporating wash hand basin with mixer tap and illuminated mirror above; wall hung W.C. with concealed cistern; chrome ladder style radiator; extractor; waterfall marble effect tiled walls and floor.

Outside

Attached Single Garage

Electrically controlled up and over door; power and light; Vokera wall mounted gas combination boiler.

Gardens

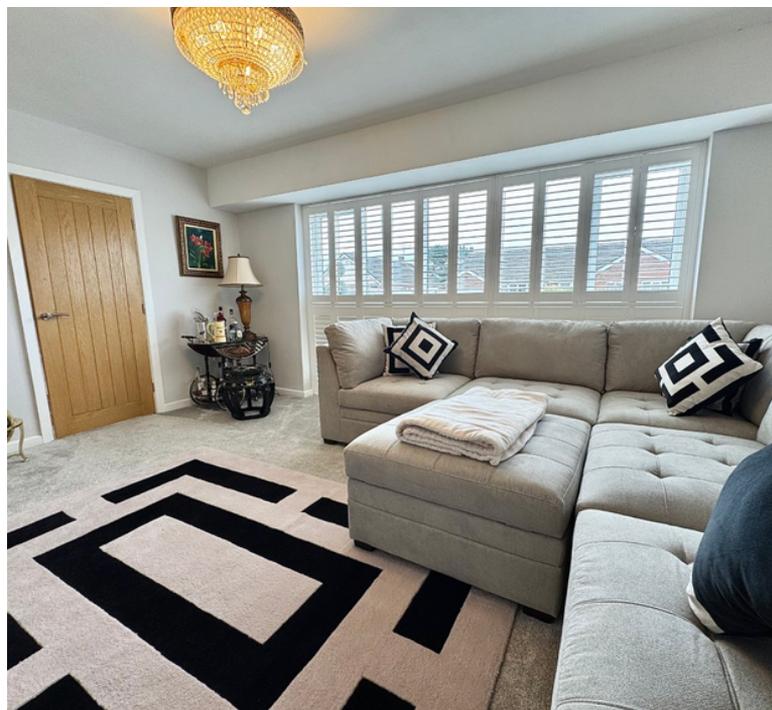
Gardens are present to front and rear. The front garden has an extensively paved in and out driveway providing ample off road parking with gate access to the rear. The enclosed rear garden is laid to lawn and screened to the rear with a back drop of established small trees, shrubs and bushes with paved patio areas and pathways to both sides of the property.

Council Tax Band - D

EPC Rating - C

PLEASE NOTE

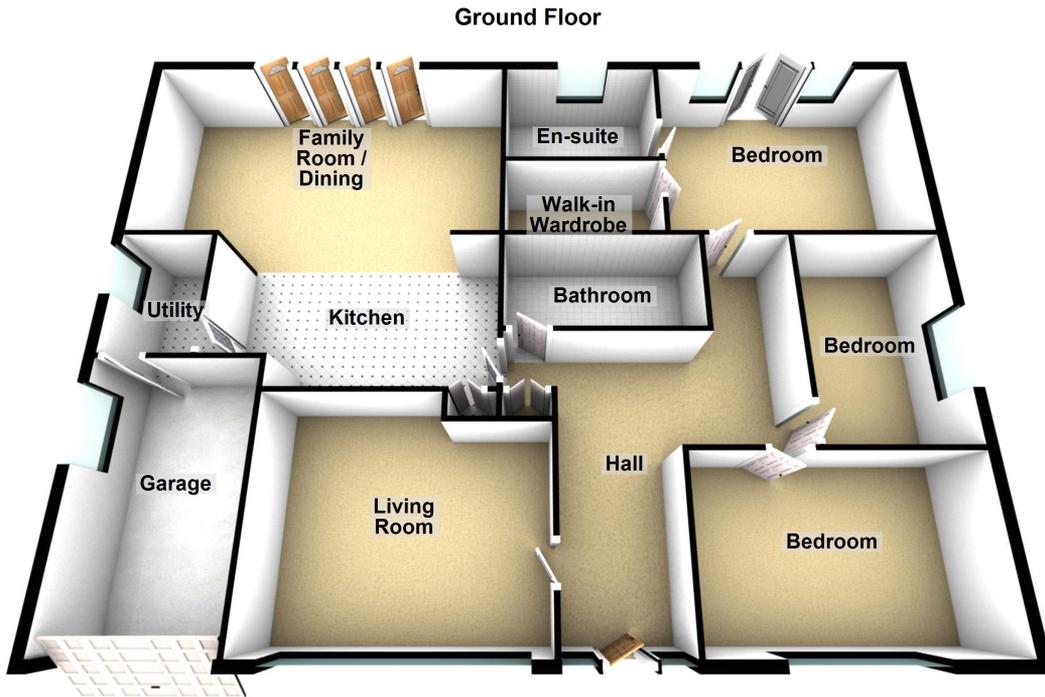
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Measurement are approximate
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 83 |
| (55-68) | D | | |
| (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 | |

