



42 Freshfield Road, Formby, Liverpool, Merseyside. L37 3HW

£765,000 Leasehold

REDUCED



PROPERTY DESCRIPTION

A rare opportunity has arisen to purchase this beautiful double fronted six bedroom Victorian house which enjoys a delightful enclosed large rear garden. This family home which requires some modernisation, offers spacious and versatile accommodation over three levels and is situated in a popular residential location convenient for local Primary and Secondary schools, Formby village with all its amenities, Formby and Freshfield railway station and the Pinewoods Nature Reserve and beach. NO UPWARD CHAIN

FEATURES

- ENTRANCE HALL
- GROUND FLOOR SHOWER ROOM WITH W.C.
- TWO ENTERTAINING ROOMS
- BREAKFAST KITCHEN & UTILITY ROOM
- SIX DOUBLE BEDROOMS OVER TWO FLOORS
- FAMILY BATHROOM WITH W.C.
- GAS HEATING SYSTEM & PARTIAL DOUBLE GLAZING
- AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- GARDEN OFFICE/HOBBIES ROOM WITH POWER AND LIGHT
- GOOD SIZE ESTABLISHED ENCLOSED REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Double opening storm doors; tiled flooring; panelled walls.

Entrance Hall

Original front door with 'lead light' window and 'lead light' windows to side; laminate flooring; spindled staircase to first floor with an understairs cloaks cupboard.

Spacious Dual Aspect Entertaining Room

27' 11" (into bay) x 12' 11" (into recess) (8.51m x 3.94m)
Bay window to front and double glazed window to rear; four wall light points; feature fire surround with a 'cast iron' inset and tiled hearth and open grate.

Front Dining Room

14' 08" (into bay) x 12' 10" (4.47m x 3.91m) Bay window to front; range of built in shelving units with cupboards below

Breakfast Kitchen

13' 10" x 12' 04" (4.22m x 3.76m) Range of base, wall, china cabinets and drawer units; integrated refrigerator, freezer and dishwasher; 'Neff' four burner electric hob; 'Zanussi' built in microwave; built in 'Bosch' double oven; one and a half bowl sink unit with mixer tap; breakfast bar; window to rear.

Utility Room

Plumbing for an automatic washing machine; built in storage cupboards housing a 'Worcester' gas heating boiler; laminate flooring; door to rear garden.

Ground Floor Shower Room with WC

White suite comprising a low level wc; pedestal wash hand basin; shower enclosure fitted with a 'Mira' mains shower; wall mounted cabinet; tiled walls; opaque window to rear.

FIRST FLOOR

Half Landing

Family Bathroom with WC

White suite comprising a wash hand basin and wc in a vanity unit with cupboards and open shelving and a mirror above; tile sided bath fitted with a 'Mira' electric shower above and shower screen; tiled walls; U.P.V.C framed double glazed opaque window to rear.

Landing

Spindled staircase to second floor; window to front.

Bedroom No. 1

14' 10" (into bay) x 13' 00" (4.52m x 3.96m) Bay window to front; laminate flooring; built in wardrobes, drawer unit and bedside unit.

Bedroom No. 2/ Lounge

14' 09" (into bay) x 13' 00" (4.50m x 3.96m) Bay window to front; fire surround fitted with an electric fire and tiled hearth.

ROOM DESCRIPTIONS

Bedroom No. 3

13' 00" (into recess) x 12' 00" (3.96m x 3.66m) Two U.P.V.C framed double glazed windows to rear; laminate flooring; built in wardrobes with hanging rails and shelving.

Bedroom No. 4

12' 02" x 12' 00" (3.71m x 3.66m) Two U.P.V.C framed double glazed windows to rear; built in furniture to include a desk unit with drawers, open shelving and a range of wardrobes with hanging rails and shelving.

SECOND FLOOR

Landing

U.P.V.C framed double glazed window to rear; built in shelving units.

Bedroom No. 5

13' 02" x 13' 02" (4.01m x 4.01m) (sloping ceiling) U.P.V.C framed double glazed window to rear; built in storage cupboards and shelving units.

Bedroom No. 6

13' 02" x 11' 09" (4.01m x 3.58m) (sloping ceiling) U.P.V.C framed double glazed window to rear; built in wardrobes and range of shelving units.

OUTSIDE

Pitch Roof Single Garage

Double opening doors; power and light; water tap; window and door to side; separate storage space to rear.

Gardens

Established gardens are present to the front and rear of the property. The gated front garden has a gravelled driveway providing ample parking with established borders containing trees and bushes. The delightful large enclosed rear garden has a patio area and is laid to lawn with well established borders containing numerous trees and flowering bushes. At the end of the garden is a summerhouse and a brick built greenhouse both with power and light which could be an ideal office/hobbies room.

PLEASE NOTE

Property Disclaimer

**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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

