



8 Shaw Crescent, Formby, Liverpool, Merseyside. L37 8DA

Offers in Excess of £238,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are delighted to offer for sale this immaculately presented and well maintained two bedroom semi-detached true bungalow which offers spacious and versatile accommodation and has the advantage of a delightful enclosed westerly facing rear garden. The property is situated in a quiet crescent off Gardner Road, convenient for some local shops, primary and secondary schools, bus routes and Formby village with all its amenities.

## FEATURES

- NO UPWARD CHAIN
- SPACIOUS AND BRIGHT ENTERTAINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- SINGLE GARAGE & CARPORT
- AMPLE OFF ROAD PARKING
- DELIGHTFUL ENCLOSED WEST FACING REAR GARDEN



## ROOM DESCRIPTIONS

### Vestibule Entrance

U.P.V.C. framed double glazed door with 'lead light' window; laminate flooring; walk in cloaks/storage cupboard with shelving and a U.P.V.C framed double glazed opaque window to side.

### Front Entertaining Room

17' 10" x 10' 10" )into recess) (5.44m x 3.30m) U.P.V.C framed double glazed window with deep sill to front; feature fire surround fitted with a gas fire; two wall light points.

### Kitchen

11' 07" (maximum dimensions) x 8' 03" (3.53m x 2.51m) Base, wall and drawer units; space for a washing machine; freestanding electric cooker with cooker hood above; freestanding upright refrigerator/freezer; one and a half bowl ceramic sink unit with mixer tap; part tiled walls; U.P.V.C framed double glazed window and door to side.

### Inner Hall

Access to the loft via a pull down ladder; laminate flooring.

### Bedroom No. 1

14' 06" x 9' 11" (4.42m x 3.02m) U.P.V.C framed double glazed window to rear.

### Bedroom No. 2

10' 07" x 9' 03" (3.23m x 2.82m) U.P.V.C framed double glazed double opening patio doors with windows to side leading onto the westerly facing rear patio and garden.

### Shower Room with WC combined

Suite comprising a low level wc; wash hand basin in a vanity unit with drawers below; walk in shower enclosure fitted with a 'Mira' electric shower; ladder style heated towel rail; tiled walls; U.P.V.C framed double glazed opaque window to side.

## OUTSIDE

### Carport

### Single Garage

Double opening timber doors; power and light; window to side and rear.

### Gardens

Easily managed gardens are present to the front and rear. The low walled front garden has a block paved driveway providing ample parking and has slate and gravel borders containing shrubs and bushes. The delightful enclosed westerly facing rear garden is block paved with well established borders containing numerous plants, flowering shrubs and bushes. There is a garden shed and an outside tap.

## 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 \*\***





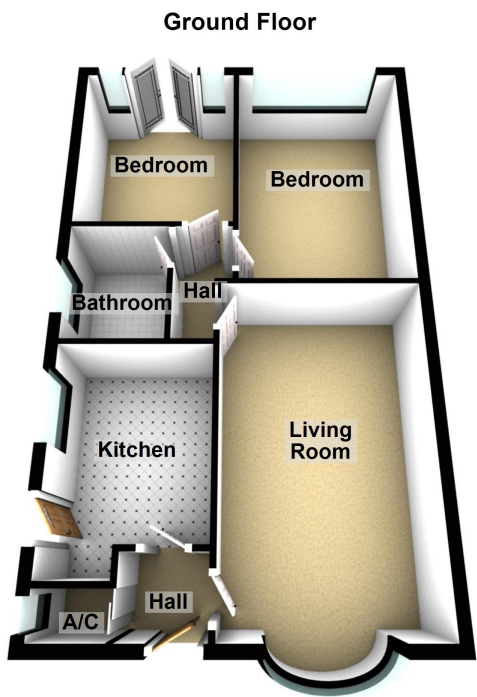








FLOORPLAN & EPC



Measurement are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC