



15 Liverpool Road, Formby, Liverpool, Merseyside. L37 4BN

Not Specified £350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter are delighted to offer for sale this well presented two double bedroom detached true bungalow which offers spacious and versatile accommodation and enjoys a good size delightful rear garden. The property is situated a short distance from Formby village with all its amenities, local schools, bus routes, Formby Railway station and the Pinewoods Nature Reserve and beach are within easy reach. NO UPWARD CHAIN

FEATURES

- ENCLOSED VESTIBULE
- SPACIOUS AND BRIGHT ENTERTAINING ROOM
- CONSERVATORY
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM AND SEPARATE W.C.
- AMPLE OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed door with windows to sides; tiled flooring.

L-Shaped Entrance Hall

Access to a partially boarded loft via a pull down ladder.

Spacious and Bright Front Entertaining Room

16' 00" x 13' 09" (4.88m x 4.19m) U.P.V.C framed double glazed bay window to front; feature fire surround fitted with a living flame coal effect gas fire.

Breakfast Kitchen

14' 06" x 13' 09" (4.42m x 4.19m) reducing to 10'05"
Range of wall, base and drawer units; freestanding dishwasher and refrigerator; plumbing for an automatic washing machine; 'Zanussi' electric hob with a cooker hood above and built under 'Electrolux' oven; single sink unit with mixer tap; wall mounted 'Worcester' gas heating boiler; walk in pantry; U.P.V.C framed double glazed window to side and rear; U.P.V.C framed door leading to

Conservatory

11' 00" x 10' 02" (3.35m x 3.10m) U.P.V.C framed double glazed windows and double opening doors leading onto the rear patio and garden; tiled flooring; two wall light points.

Bedroom No. 1

16' 01" (into bay) x 11' 11" (maximum dimensions) (4.90m x 3.63m) U.P.V.C framed double glazed bay window to front.

Bedroom No. 2

11' 08" x 9' 11" (3.56m x 3.02m) U.P.V.C framed double glazed window to rear; freestanding wardrobe with overbed units, bedside cabinets and drawer unit.

Shower Room

Suite comprising a wash hand basin in a vanity unit with a cupboard below; shower enclosure fitted with a mains shower; tiled flooring; built in linen cupboard housing a water cylinder; U.P.V.C framed double glazed opaque window to side.

Separate WC

Low level wc; tiled flooring and part tiled walls; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Detached Garage

Up and over door; power and light.

Gardens

Gardens are present to the front and rear. The paved front garden has 'wrought' iron gates with a carriage driveway providing ample off road parking. The good size delightful rear garden has a patio area and is laid to lawn with well established borders.

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 **







EPC

