



7 Harington Road, Formby, Liverpool, Merseyside. L37 1NT

Offers in Excess of £410,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to offer for sale this three bedroom detached true bungalow which has recently undergone some minor works to include re-plastering of several ceilings and walls, providing an ideal blank canvas for someone to put their own stamp on. The property which requires some modernisation, offers deceptively spacious and versatile accommodation and is situated in a much sought after location convenient for local shops, bus routes, Freshfield railway station, Formby village with all its amenities and the Pinewoods Nature Reserve and beach.

FEATURES

- ENTRANCE HALL
- TWO ENTERTAINING ROOMS
- KITCHEN OPEN TO A DINING AREA
- THREE BEDROOMS
- ENSUITE BATH/SHOWER ROOM WITH WC
- FAMILY BATHROOM & SEPARATE W.C.
- GAS HEATING & DOUBLE GLAZING
- SINGLE GARAGE AND AMPLE PARKING
- DELIGHTFUL REAR GARDEN
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

L-Shaped Entrance Hall

Built in cloaks cupboard; access to loft via a pull down ladder; parquet flooring.

Rear Entertaining Room

18' 08" x 11' 10" (5.69m x 3.61m) Feature brick fire surround with a slate hearth and fitted with a 'living flame' coal effect gas fire; built in recess shelving; parquet flooring; double glazed opaque window to side and a double glazed sliding patio door leading onto the rear patio and garden.

Rear Sitting Room

14' 05" x 10' 09" (4.39m x 3.28m) Double glazed high level opaque window to side and a double glazed window to rear.

Kitchen Open To Dining Area

10' 10" x 8' 10" (3.30m x 2.69m) Wall, base and drawer units; one and a half bowl stainless steel sink unit with mixer tap; freestanding upright refrigerator/freezer, slot in cooker and dishwasher; cupboard housing a freestanding 'Ideal Mexico' gas heating boiler; part tiled walls; double glazed window to rear and door to side porch; open to.....

Dining Area

13' 08" x 7' 10" (4.17m x 2.39m) Double glazed sliding patio door leading to the rear patio and garden.

Side Porch

Window to rear and a U.P.V.C framed double glazed door; tiled flooring; automatic washing machine and tumble dryer.

Bedroom No. 1

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front,

Ensuite Bath/Shower Room with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboards below; panelled bath; tiled shower enclosure fitted with a mains shower attachment; heated towel rail; tiled walls; double glazed opaque high level window.

Bedroom No. 2

Double glazed window to front.

Bedroom No. 3/ Study

11' 07" x 6' 11" (3.53m x 2.11m) Double glazed window to side.

Family Bathroom

Suite comprising a panelled bath fitted with a mains shower attachment above; pedestal wash hand basin; built in linen cupboard housing a water cylinder; tiled walls; double glazed opaque window to side.

Separate WC

Low level wc; tiled walls to dado height; double glazed opaque window to side.

OUTSIDE

Single Garage

Up and over door; power and light; built in storage cupboards; open to.....

Store Room

Power and light; door and window to rear.

Gardens

Gardens are present to the front and rear. The easily maintained front garden has a block paved driveway providing ample parking with borders containing shrubs and bushes and a side gate accessing the rear garden. The delightful rear garden has a patio area and garden shed and is laid to lawn with well established borders containing bushes and trees.

PLEASE NOTE

Property Disclaimer

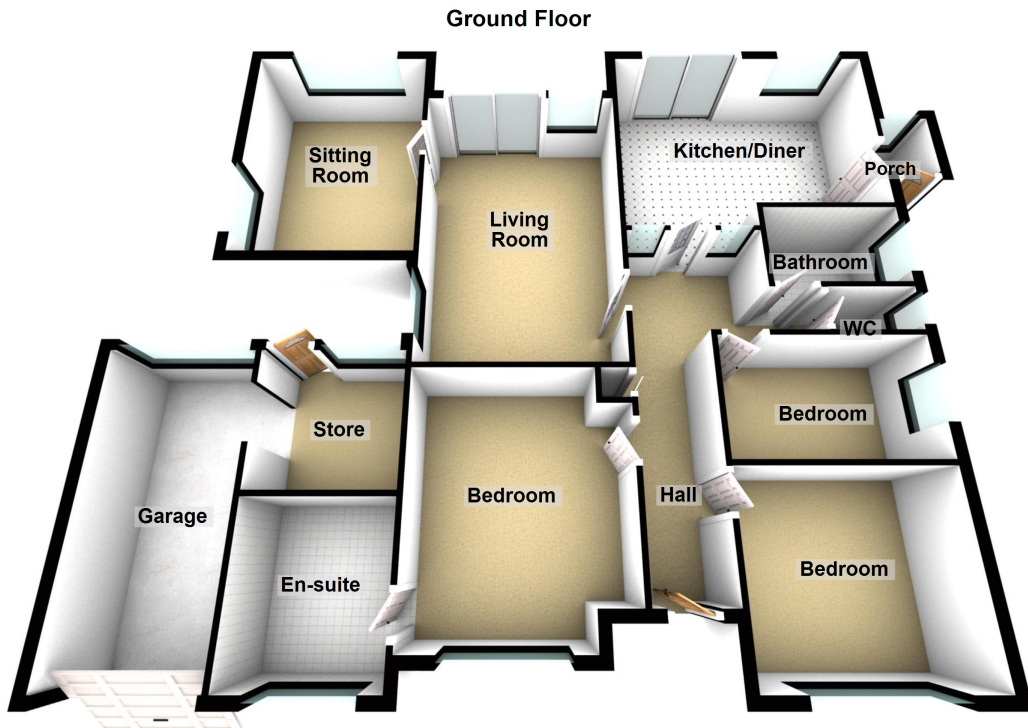
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(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	