



8 Sealand Avenue, Formby, Liverpool, Merseyside. L37 2HP

Offers Over £315,000 Freehold

FOR SALE

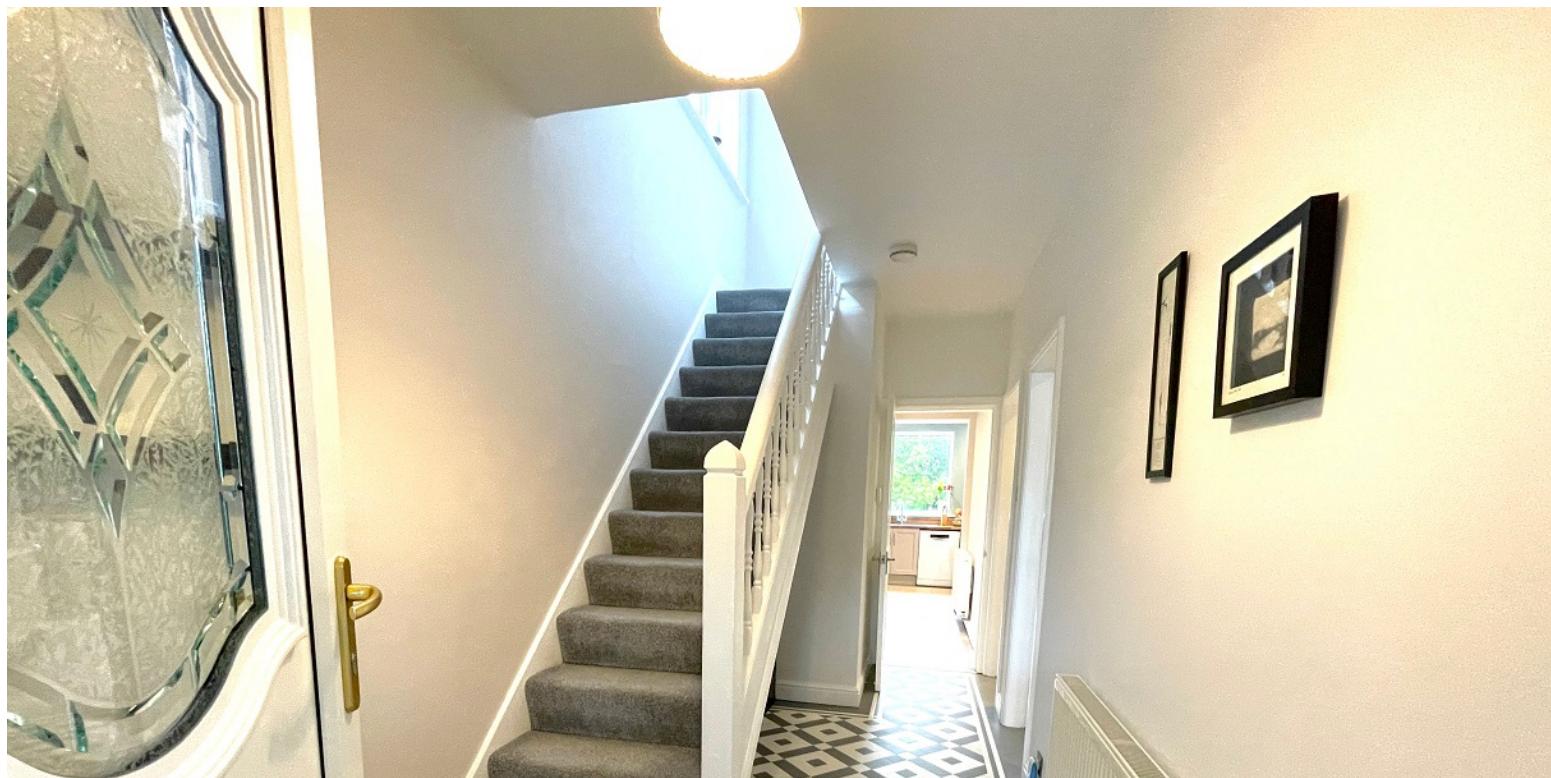


PROPERTY DESCRIPTION

Colette Gunter are delighted to offer for sale this immaculately presented semi-detached house which offers spacious and versatile family accommodation, including a recently installed stunning kitchen open to a family/dining room. The property is situated in a popular residential location, convenient for primary and secondary schools, local shops, Formby railway station, Formby village with all its amenities and the Pinewoods Nature Reserve and beach is within easy reach. Viewing is highly recommended.

FEATURES

- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- REAR DINING ROOM OPEN TO
- RECENTLY INSTALLED KITCHEN OPEN TO FAMILY ROOM
- THREE BEDROOMS
- BATHROOM WITH WC COMBINED
- GAS HEATING SYSTEM
- DOUBLE GLAZING
- PARKING
- GARDENS TO FRONT AND REAR



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed French doors with U.P.V.C framed double glazed window to sides; 'Karndean' flooring.

Entrance Hall

U.P.V.C framed double glazed door with a lead light window; 'Karndean' flooring; built in shelving; stairs to first floor with under stairs storage area.

Front Entertaining Room

11' 10" x 11' 09" (3.61m x 3.58m) (into recess) U.P.V.C framed double glazed window to front with thermal blackout blinds; feature fire surround fitted with a 'cast iron' inset, tiled hearth and an open grate.

Rear Dining Room open to

12' 11" x 11' 10" (3.94m x 3.61m) (into recess) 'Karndean' flooring; open to

Recently Installed Stunning Kitchen Open to Family Room

17' 09" x 17' 06" (5.41m x 5.33m) reducing to 6'11" (maximum dimensions) Excellent range of high gloss base, wall and pan drawer units with working surfaces; space for an upright refrigerator/freezer, dishwasher and a range style cooker with a tiled splashback; plumbing for an automatic washer/dryer; one and a half bowl 'composite' sink unit with mixer tap; 'Karndean' flooring; walk in pantry with built in shelving ; U.P.V.C framed double glazed window to rear and door to side; U.P.V.C framed double opening patio doors leading onto the rear decked area and garden.

FIRST FLOOR

Landing

U.P.V.C framed double glazed opaque window to side; access to loft via a pull down ladder which is boarded.

Bedroom No. 1

11' 10" x 11' 10" (3.61m x 3.61m) (into wardrobes) U.P.V.C framed double glazed window to front with thermal blackout blinds; built in high gloss grey wardrobes with hanging rails and shelving.



ROOM DESCRIPTIONS

Bedroom No. 2

11' 10" x 11' 10" (3.61m x 3.61m) (into recess) U.P.V.C framed double glazed window to rear with thermal blackout blinds; built in deep wardrobes with hanging rails, drawers and shelving and storage cupboards above.

Bedroom No. 3

11' 11" (into door well) x 6' 11" (into recess) (3.63m x 2.11m) U.P.V.C framed double glazed window to front with thermal blackout blinds; built in wardrobe with hanging rails, shelving and cupboards above.

Spacious Family Bathroom with WC combined

Suite comprising a low level wc; wall mounted wash hand basin; tile sided bath with a mains shower attachment and shower screen; ladder style heated towel rail; built in linen cupboard housing a 'Worcester' gas heating boiler; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

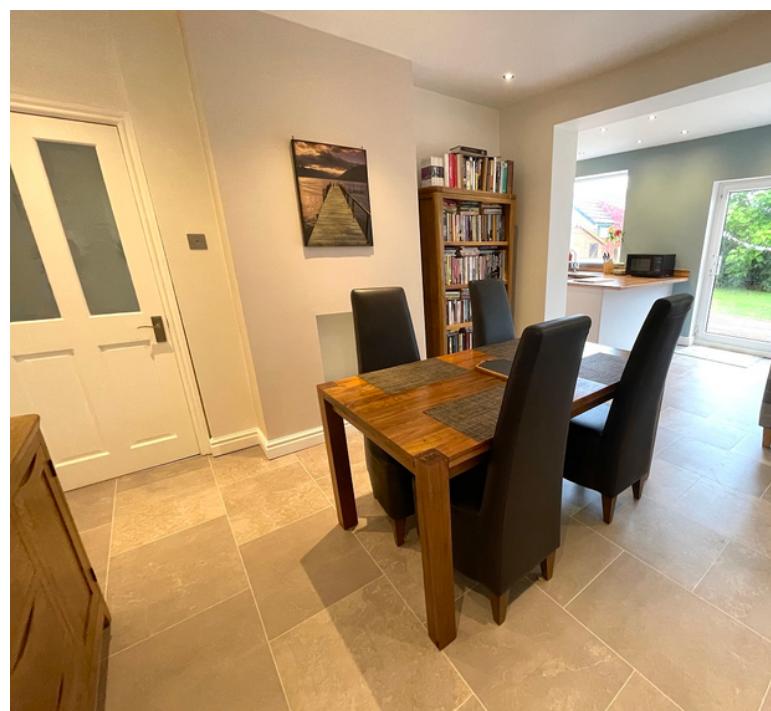
Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with borders containing shrubs and bushes and has a driveway providing ample parking. The delightful rear garden has a raised decking area and is laid to lawn with borders containing bushes and plants. There is side access gate and a garden shed.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	84
EU Directive 2002/91/EC		

