



115 Park Road, Formby, Liverpool, Merseyside. L37 6AD

£340,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This immaculately presented three bedroom semi-detached true bungalow offers an inviting blend of space, versatility and comfort, plus it has the potential to convert the loft space to create a fabulous family home. The entrance hall is well equipped with ample storage which leads to a spacious rear entertaining room which overlooks the delightful south facing patio and garden. Further features include a breakfast kitchen which is bright and airy with an excellent range of units, a luxury walk in shower room and wc and three well proportioned bedrooms, one of which could be used as a dining room, snug or a study. The bungalow seamlessly combines perfect indoor space with an enchanting outdoor setting, offering the ideal blend of functionality and charm. The property is situated in a popular residential location convenient for local shops, schools, Formby railway station, Formby comfy bus routes and Formby village with all its amenities. EARLY VIEWING IS ADVISED

FEATURES

- IMMACULATELY PRESENTED THROUGHOUT
- ENTRANCE HALL
- SPACIOUS SOUTH FACING REAR ENTERTAINING ROOM
- WELL APPOINTED BREAKFAST KITCHEN
- THREE DOUBLE BEDROOMS
- LUXURY SHOWER ROOM WITH W.C.
- DOUBLE GLAZING, GAS HEATING SYSTEM & UNDERFLOOR INSULATION
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- DELIGHTFUL SOUTH FACING REAR GARDEN
- CONVENIENT FOR LOCAL BUS ROUTES



ROOM DESCRIPTIONS

Entrance Hall

U,P,V.C framed double glazed door; built in cloaks, storage and meter cupboards.

South Facing Rear Entertaining Room

17' 01" x 12' 10" (5.21m x 3.91m) Contemporary log effect gas fire with remote control; U.P.V.C framed double glazed double opening patio doors with windows to sides leading onto the rear patio and garden.

Splendid Breakfast Kitchen

12' 09" x 9' 09" (3.89m x 2.97m) Excellent range of base, wall and drawer units with working surfaces; breakfast bar; cupboard housing a 'Worcester Bosch' gas heating boiler (installed approximately in 2020); 'Lamona' gas hob with a built under electric fan oven; integrated dishwasher; space for an upright refrigerator/freezer; plumbing for an automatic washing machine; t.v. aerial point; part tiled walls; U.P.V.C framed double glazed window fitted with blinds and door to rear.

Bedroom No. 1

12' 11" x 11' 06" (3.94m x 3.51m) U.P.V.C framed double glazed window fitted with plantation shutters; built in wardrobes with hanging rails and shelving and t.v. aerial point; chest of drawers, bedside unit and open shelving.

Bedroom No. 2

11' 03" x 9' 10" (3.43m x 3.00m) U.P.V.C framed double glazed window fitted with plantation shutters; freestanding wardrobe, chest of drawers and bedside unit.

Bedroom No. 3 / Snug / Dining Room

10' 08" x 6' 10" (3.25m x 2.08m) U.P.V.C framed double glazed window fitted with blinds.

Luxury Shower Room with WC

8' 09" x 5' 04" (2.67m x 1.63m) Suite comprising a low level wc with inset flush; wash hand basin in a vanity unit; walk in mains shower fitted with a rainfall showerhead; ladder style heated towel rail; tiled walls and flooring; access to a fully boarded loft; U.P.V.C framed double glazed opaque window.

OUTSIDE

Single Garage

Up and over door; power and light.

Gardens

The front garden has a paved driveway providing off road parking and is gravelled for ease of maintenance with borders containing shrubs and bushes. The good size delightful south facing rear garden has two patio areas and is laid to lawn with well established borders.

Note

Council Tax Band D

PLEASE NOTE

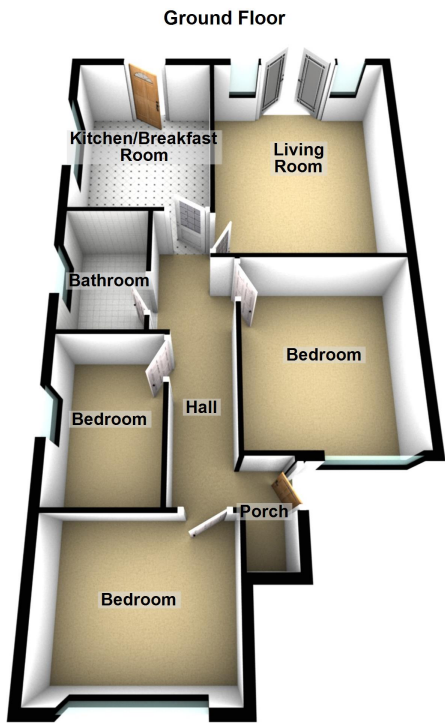
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Sizes are approximate
Plan produced using PlanUp.

115 Park Road, Formby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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