



**15 Phillips Lane, Formby, Liverpool, Merseyside. L37 4AY**

**£525,000 Freehold**

**REDUCED**





## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this thoughtfully extended detached house which offers deceptively spacious and versatile family accommodation. The property has been well maintained by the present owner and has recently undergone a programme of refurbishment to include a newly fitted kitchen, family bathroom/shower room, gas heating boiler, U.P.V.C. framed double glazed windows throughout and installation of electric gates to the front. Situated in this much sought after location which is convenient for local primary & secondary, Formby Park, Formby Railway Station and just a stones throw away from Formby Village with its array of coffee shops, restaurants, local shops and supermarkets to include Marks & Spencer and Waitrose. EARLY VIEWING ADVISED.

## FEATURES

- GATED DETACHED HOUSE
- SPACIOUS FRONT ENTERTAINING ROOM
- DINING ROOM
- FAMILY ROOM
- CLOAKROOM/W.C.
- SUPERB BREAKFAST KITCHEN
- UTILITY ROOM WITH LIFT TO FIRST FLOOR
- MASTER SUITE WITH EN-SUITE & DRESSING ROOM/STUDY
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM/SHOWER ROOM WITH W.C.
- GAS HEATING SYSTEM (NEW BOILER INSTALLED 2018)
- U.P.V.C. WINDOWS THROUGHOUT
- GARAGE WITH ELECTRICALLY OPERATED DOOR
- GARDENS TO FRONT & REAR
- AMPLE PARKING



## ROOM DESCRIPTIONS

### Enclosed Vestibule

Composite double glazed door; U.P.V.C. framed double glazed side panel with obscure glass; tiled floor; light.

### Spacious Hall

22' 11" x 9' 7" (6.99m x 2.92m) (maximum dimensions)  
Glazed door; meter cupboard; understairs storage cupboard; glazed double opening doors to:-

### Entertaining Room

27' 1" x 13' 10" (8.26m x 4.22m) Two U.P.V.C. framed double glazed windows to front; U.P.V.C. framed double glazed window to side; feature marble fireplace surround with matching interior and hearth and fitted with a log effect gas fire: two fitted storage units.

### Rear Dining Room

12' 11" x 15' 9" (3.94m x 4.80m) U.P.V.C. framed double glazed, double opening French doors to rear garden; U.P.V.C. framed double glazed window to side; laminate flooring.

### Family Room/Bedroom No. 5

8' 3" x 18' 7" (2.51m x 5.66m) U.P.V.C. framed double glazed window to front; built in cupboards to one wall; laminate flooring.

### Cloakroom/W.C.

Suite comprising of an inset wash hand basin with mixer tap and cupboard below; low level W.C.; ladder style radiator; part tiled walls; tiled floor; extractor.

### Utility Room

7' 7" x 9' 5" (2.31m x 2.87m) Base and wall cupboard; plumbing for automatic washing machine; broom cupboard; Stannah lift to first floor; U.P.V.C. framed double glazed window to rear.

### Breakfast Kitchen

9' 10" x 18' 8" (3.00m x 5.69m) Superb range of base, wall and drawer units; one and a half bowl single drainer ceramic sink unit with mixer tap; Bosch electric oven and grill in housing unit; Bosch four burner gas hob with extractor canopy over; integrated Zanussi dishwasher; freestanding American style refrigerator/freezer; pull out larder storage; pan drawers; pull out waste storage; wine storage; breakfast bar; broom cupboard; part tiled walls; laminate flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed window to side; door to side.

### First Floor

#### Turned Staircase

U.P.V.C. framed double glazed window to rear.

#### Landing

Loft access; linen cupboard housing Worcester wall mounted gas heating boiler.

### Master Suite

#### Dressing Area

12' 0" x 9' 1" (3.66m x 2.77m) (maximum dimensions)  
Built in wardrobes to one wall with hanging rails and shelving; U.P.V.C. framed double glazed Velux window with fitted blind.

#### En-Suite Shower Room with W.C.

Suite comprising of a tiled shower compartment with mains fitment; inset wash hand basin in vanity unit; bidet; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed Velux window with fitted blind.





## ROOM DESCRIPTIONS

### Bedroom

17' 2" x 13' 10" (5.23m x 4.22m) U.P.V.C. framed double glazed window to front; built in storage cupboard with light; door to:

### Dressing Room/Study

10' 3" x 13' 2" (3.12m x 4.01m) U.P.V.C. framed double glazed window to side; built in wardrobes to one wall; Stannah lift to f=ground floor.

### Bedroom No. 2

17' 8" x 7' 9" (5.38m x 2.36m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails and shelving; laminate flooring.

### Bedroom No. 3

8' 4" x 15' 4" (2.54m x 4.67m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails and shelving; laminate flooring.

### Dressing Room

6' 7" x 5' 3" (2.01m x 1.60m) U.P.V.C. framed double glazed window to front; laminate flooring.

### Bedroom No. 4

10' 2" x 11' 0" (3.10m x 3.35m) U.P.V.C. framed double glazed window to front.

### Family Bathroom/Shower Room with W.C.

6' 11" x 9' 10" (2.11m x 3.00m) Suite comprising of a tiled walk-in shower compartment with mains fitment, fixed head and hand held shower attachment; panelled bath with mixer tap and hand held shower attachment; inset wash hand basin in vanity unit with mixer tap and cupboard below; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Single Integral Garage

Electrically controlled up and over door; power and light.

#### Gardens

To the front the property is accessed via electrically operated double opening gates leading to brick paved driveway providing ample off road parking, attractive artificial lawn area with solar lighting; gate access to rear. The enclosed rear garden is laid to lawn with patio area and summerhouse.

#### 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 \*\*





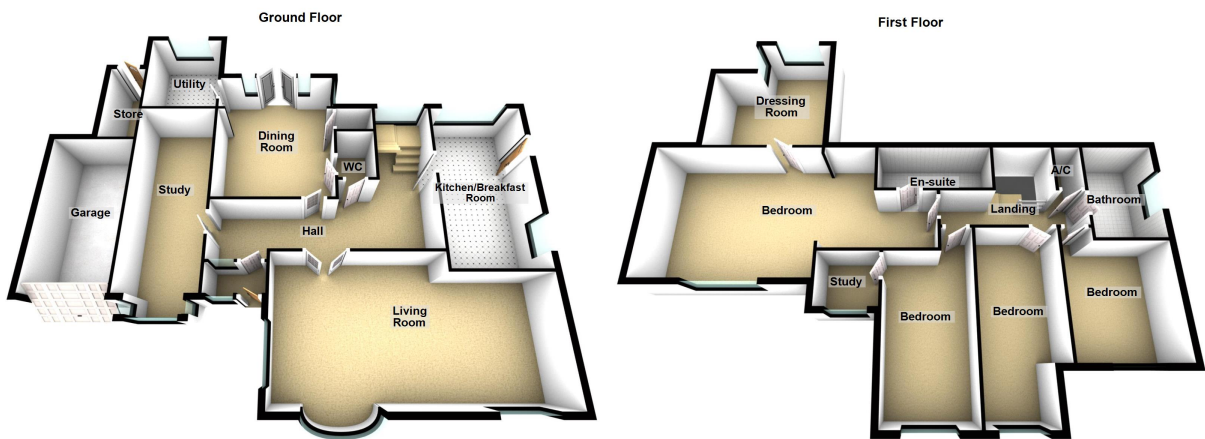








FLOORPLAN & EPC



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 