



38 Stapleton Road, Formby, Liverpool, Merseyside. L37 2YT

£395,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This well planned detached house offers a blend of spaciousness, comfort and modern functionality. Features include a sizeable lounge with opens on to the the dining room and a well appointed kitchen to the ground floor. To the first floor there are FOUR well proportioned bedrooms and spacious family bathroom/shower room. Outside the property benefits from a generous garden providing ample space for outdoor activities and potential for extension subject to the relevant planning consents.

Positioned in a desirable location which is convenient all local amenities including excellent local primary and secondary schools, the National Trust Pinewoods Nature Reserve and Beach, transport links including a local bus route to Formby Village where you will find a wide variety of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- POPULAR ESTABLISHED LOCATION CLOSE TO LOCAL SCHOOLS
- POTENTIAL TO EXTEND (subject to the relevant planning consents)
- TWO ENTERTAINING ROOMS
- WELL APPOINTED KITCHEN
- FOUR BEDROOMS
- SPACIOUS FAMILY BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ATTACHED GARAGE & OFF ROAD PARKING
- GARDENS TO FRONT & REAR



ROOM DESCRIPTIONS

Enclosed Vestibule

Composite glazed door; U.P.V.C. full length window to front and U.P.V.C. framed double glazed window to side; tiled floor.

Hall

23' 9" x 5' 10" (7.24m x 1.78m) Glazed oak door; wood effect laminate flooring; understairs storage cupboard.

Cloakroom/W.C.

Suite comprising low level W.C. incorporating wash basin with mixer tap; wood effect vinyl flooring.

Living Room

20' 5" x 11' 4" (6.22m x 3.45m) U.P.V.C. framed double glazed window to front; feature inset electric fire; wood effect laminate flooring; open to:-

Dining Room/Playroom

12' 2" x 8' 8" (3.71m x 2.64m) U.P.V.C. framed double glazed, double opening French doors to rear garden; wood effect laminate flooring.

Kitchen

13' 8" x 8' 6" (4.17m x 2.59m) Range of base, wall and drawer units; single drainer sink unit with mixer tap; space for slot in electric cooker; space for upright refrigerator/freezer; plumbing for automatic washing machine; wood effect laminate flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed window to side; door to:-

Utility Room

10' 4" x 5' 6" (3.15m x 1.68m)

First Floor

Landing

U.P.V.C. framed double glazed window to side; cupboard housing wall mounted Baxi gas heating boiler.

Bedroom No. 1

14' 5" x 10' 1" (4.39m x 3.07m) U.P.V.C. framed double glazed window to front.

Bedroom No. 2

10' 5" x 10' 4" (3.17m x 3.15m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

10' 4" x 6' 9" (3.15m x 2.06m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 4

9' 9" x 7' 1" (2.97m x 2.16m) U.P.V.C. framed double glazed window to front.

Bathroom/Shower Room

7' 10" x 7' 8" (2.39m x 2.34m) Suite comprising tiled shower compartment with mains fitment; panelled bath; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Attached Garage

15' 3" x 10' 4" (4.65m x 3.15m) Metal up and over door.

Gardens

Gardens are present to front and rear. The front garden is lawned with paved driveway providing off road parking. The rear garden is lawned with a paved patio.

Council Tax Band - E

EPC Rating - D

PLEASE NOTE

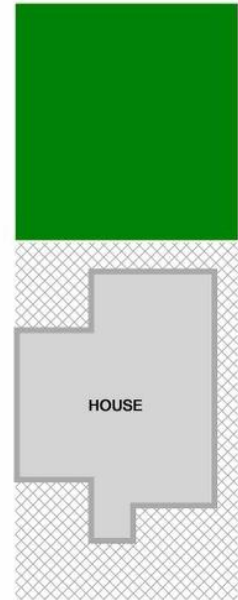
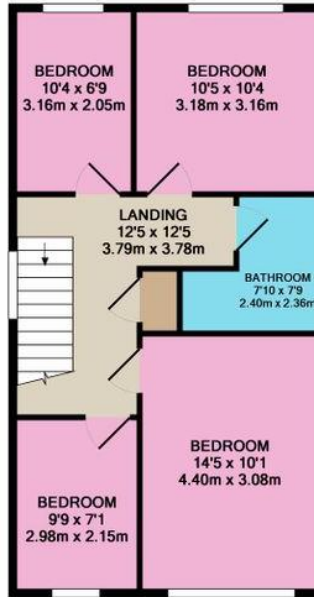
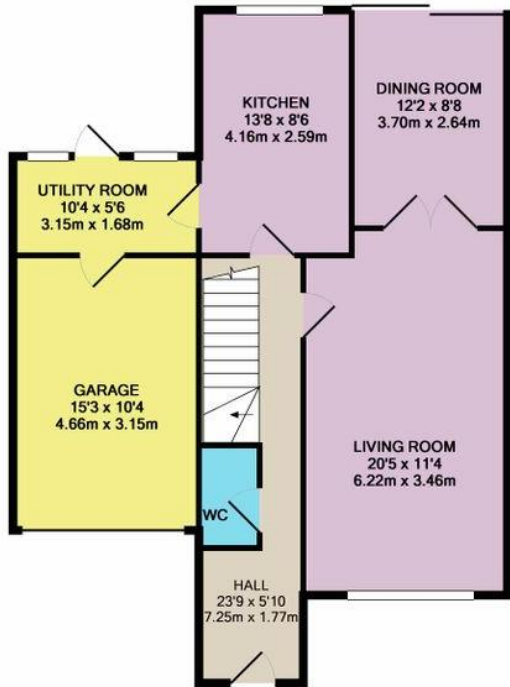
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



TOTAL APPROX. FLOOR AREA 1360 SQ.FT. (126.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

