



**1 Aspen Grove, Formby, Liverpool, Merseyside. L37 2DU**

**£280,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO UPWARD CHAIN...This two double bedroom semi-detached dormer style house which requires some modernisation offers a blank canvas for renovation and customization to suit your own family needs. Features include two entertaining rooms, kitchen open to a dining area, utility room, ground floor bathroom, two double bedrooms and ensuite washroom and boasts great potential to extend to add additional bedrooms in the roof space (subject to the usual planning permission consents). The property is situated in a popular cul-de-sac location convenient for local shops, schools, Formby railway station, Formby village with all its amenities and the Pinewoods nature reserve and beach.

## FEATURES

- NO UPWARD CHAIN
- FRONT ENTERTAINING ROOM
- SPACIOUS REAR ENTERTAINING ROOM
- KITCHEN WITH DINING AREA
- UTILITY ROOM
- GROUND FLOOR BATH/SHOWER ROOM WITH WC
- TWO DOUBLE BEDROOMS
- ENSUITE WASHROOM WITH WC
- CARPORT/AMPLE OFF ROAD PARKING/GARDENS
- REQUIRES MODERNISATION



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double glazed door.

### Front Entertaining Room

17' 06" x 9' 01" (5.33m x 2.77m) U.P.V.C framed double glazed window to front; feature 'mahogany' unit fitted with a gas fire; built in metre cupboard with open shelving above.

### Kitchen open to a Dining Area

14' 10" x 8' 05" (4.52m x 2.57m) Base, wall and drawer units; one and a half bowl acrylic sink unit with mixer tap; slot in cooker with cooker hood above; two built in storage cupboards; part tiled walls; U.P.V.C framed double glazed window to front and side.

### Inner Hall

Built in storage cupboard; stairs to first floor.

### Utility Room

U.P.V.C framed door with window to side; single stainless steel sink unit; 'Bosch' washing machine; upright refrigerator.

### Ground Floor Bath/Shower Room

8' 02" x 5' 04" (2.49m x 1.63m) Suite comprising a panelled bath with mixer tap; wash hand basin and wc in a vanity unit with cupboards below; shower enclosure fitted with a 'Triton' electric shower; ladder style heated towel rail; tiled walls and flooring; two U.P.V.C framed double glazed opaque windows to side.

### Spacious Rear Entertaining Room

19' 07" x 12' 01" (5.97m x 3.68m) reducing to 7'11" (2.41m) U.P.V.C framed double glazed window and U.P.V.C framed double glazed sliding patio door leading onto the rear garden.

## FIRST FLOOR

### Landing

Loft access; access door to spacious eaves storage (9'01" into sloping ceiling x 8'09")

### Bedroom No. 1

12' 03" (to wardrobe) x 9' 05" (maximum dimensions) (3.73m x 2.87m) Two U.P.V.C framed double glazed windows to side; built in cupboard housing a 'Worcester' gas heating boiler; built in wardrobe with hanging rails.

### Ensuite Washroom with WC

Suite comprising a low level wc; pedestal wash hand basin; access to eaves storage.

### Bedroom No. 2

9' 01" x 8' 09" (2.77m x 2.67m) U.P.V.C framed double glazed window to front; access to eaves; built in wardrobe with hanging rails.

## OUTSIDE

### Carport

Double opening Timber doors accessing a carport.

### Front Garden

The front garden has a driveway providing ample off road parking and is paved for ease of maintenance with borders containing shrubs and bushes.

### Rear Garden

The rear garden has a garden shed and greenhouse and is paved for ease of maintenance.

### Council Tax Band C

### EPC Rating D

### PLEASE NOTE

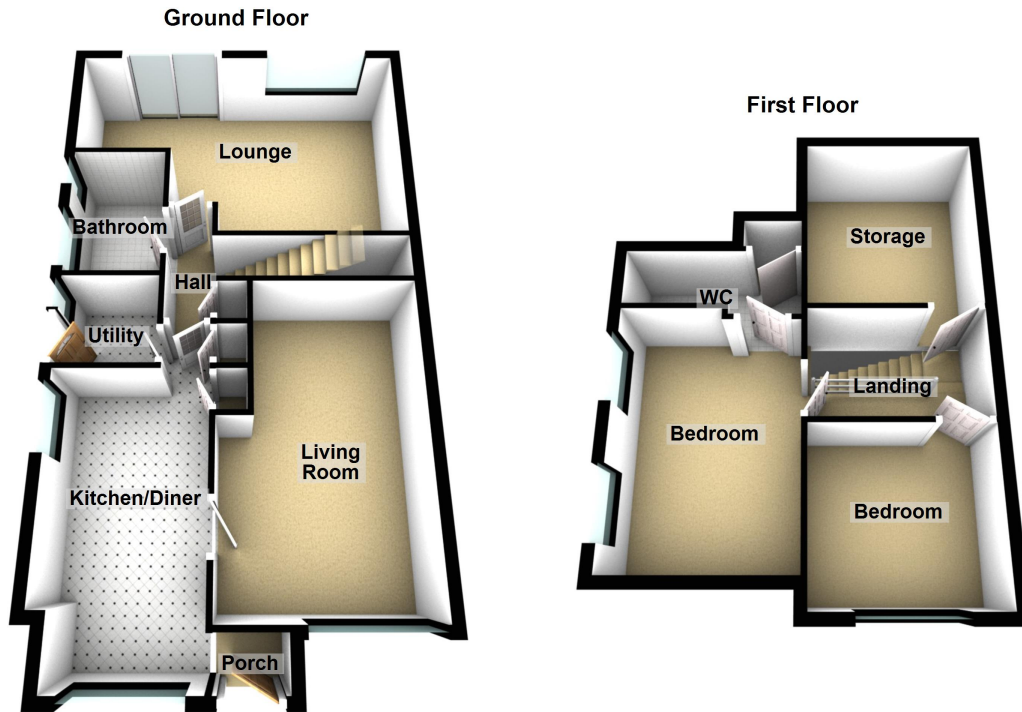
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 