



10 Hawksworth Close, Formby, Liverpool, Merseyside. L37 7EX

£335,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to offer for sale this thoughtfully extended detached dormer style house which occupies a pleasant position in this popular cul-de-sac location. The property offers a deceptively spacious floorplan with TWO entertaining rooms, conservatory, attractive kitchen and bathroom to the ground floor. To the first floor there are THREE good sized bedrooms and a primary en-suite shower room. Set in immaculately laid out gardens with off road parking to the front and the advantage of a westerly rear aspect.

Conveniently situated for numerous local amenities including local primary and secondary schools, transport links and a short distance away from Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

FEATURES

- EXTENDED DETACHED DORMER STYLE HOUSE
- TWO ENTERTAINING ROOMS
- ATTRACTIVE BREAKFAST KITCHEN
- GROUND FLOOR BATHROOM & SEPARATE W.C.
- THREE GOOD SIZED BEDROOMS
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ATTRACTIVE GARDENS & WESTERLY REAR ASPECT
- OFF ROAD PARKING & CUL-DE-SAC LOCATION



ROOM DESCRIPTIONS

Large Porch

8' 09" x 3' 09" (2.67m x 1.14m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed door.

Spacious Hall

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window with obscure glass; Karndean flooring.

Front Dining Room

10' 0" x 11' 09" (3.05m x 3.58m) U.P.V.C. framed double glazed window to front.

Rear Lounge

11' 05" x 16' 09" (3.48m x 5.11m) Feature fireplace surround fitted with pebble effect electric fire; Karndean flooring; U.P.V.C. framed double glazed, double opening French doors with matching side windows to:-

Conservatory

10' 11" x 16' 09" (3.33m x 5.11m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed double opening French doors to rear garden.

Attractive Kitchen

9' 0" x 16' 02" (2.74m x 4.93m) Range of high gloss base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; double oven and grill in housing unit; four burner gas hob; extractor canopy; space for upright refrigerator/freezer; integrated washing machine; pull out storage; pan drawers; Karndean flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door and window to side with obscure glass.

Ground Floor Bathroom

5' 06" x 5' 09" (1.68m x 1.75m) Suite comprising panelled bath with mixer tap and shower attachment; pedestal wash hand basin; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Separate W.C.

Low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

First Floor



ROOM DESCRIPTIONS

Landing

Loft access.

Bedroom No. 1

9' 0" x 21' 07" (2.74m x 6.58m) Two U.P.V.C. framed double glazed windows to side.

En-suite Shower Room

8' 04" x 4' 0" (2.54m x 1.22m) Suite comprising tiled shower compartment fitted with electric shower; inset wash hand basin in vanity unit with cupboards below; low level W.C. with concealed cistern; tiled walls; extractor; U.P.V.C. framed double glazed window to rear with obscure glass.

Bedroom No. 2

11' 03" x 11' 01" (3.43m x 3.38m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

10' 03" x 11' 05" (3.12m x 3.48m) U.P.V.C. framed double glazed window to front.

Outside

Detached Single Garage (storage only)

Metal up and over door.

Council Tax Band D

Gardens

Gardens are present to front and rear. The front garden is lawned with flowering shrubs and bushes with paved driveway providing ample off road parking. The westerly facing rear garden is laid to lawn with borders and paved patio areas.

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 **







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