



**55 Beechwood Drive, Formby, Liverpool, Merseyside. L37 2DH**

**Offers Over £335,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned and thoughtfully extended semi detached house. The deceptively spacious and versatile floorplan caters to a variety of lifestyles and needs, providing flexible spaces that can adapt to changing household requirements. Features include TWO/THREE entertaining rooms, luxury ground floor shower room, THREE/FOUR bedrooms and a first floor family bathroom. The property has been considerably maintained by the present owner with replacement of the main roof in 2022 and all flat roofs replaced in the last three years including the garage roof, there are landscaped gardens to front and rear with the advantage of a southerly rear aspect.

Situated in a popular established location that is convenient for numerous local amenities including primary and secondary schools, transport links, Formby Village and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach.

## FEATURES

- EXTENDED SEMI DETACHED HOUSE
- TWO/THREE ENTERTAINING ROOMS
- KITCHEN & LAUNDRY ROOM
- GROUND FLOOR SHOWER ROOM
- THREE/FOUR BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- MAIN ROOF REPLACED 2022
- SINGLE GARAGE & AMPLE OFF ROAD PARKING (garage roof replaced 2021)
- LANDSCAPED GARDENS & SOUTHERLY REAR ASPECT
- NO ONWARD CHAIN



## ROOM DESCRIPTIONS

### Entrance Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window to side.

### Front Lounge

10' 6" x 17' 6" (3.20m x 5.33m) U.P.V.C. framed double glazed window to front.

### Kitchen

8' 4" x 18' 1" (2.54m x 5.51m) Base, wall and drawer units; single drainer, stainless steel sink unit with mixer tap; electric oven and grill in housing unit; ceramic hob, cooker hood; space for undercounter refrigerator; storage cupboard with shelving; part tiled walls; U.P.V.C. framed double glazed window to front and side.

### Inner Hall

Laminate flooring.

### Laundry Room

5' 5" x 5' 4" (1.65m x 1.63m) Base cupboard; stainless steel sink unit with mixer tap; plumbing for automatic washing machine; U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed door to side with obscure glass.

### Rear Lounge

10' 7" x 18' 8" (3.23m x 5.69m) U.P.V.C. framed double glazed sliding patio door to rear garden; understairs storage; laminate flooring.

### Sitting Room/Bedroom No. 4

8' 5" x 13' 9" (2.57m x 4.19m) U.P.V.C. framed double glazed sliding patio door to rear garden; laminate flooring.

### Ground Floor Shower Room

5' 4" x 7' 8" (1.63m x 2.34m) Suite comprising tiled shower compartment fitted with Triton electric shower; large contemporary wash hand basin in vanity unit with drawers below; low level W.C.; chrome ladder style radiator; part tiled walls; tiled floor; two U.P.V.C. framed double glazed windows to side with obscure glass.

### First Floor

#### Landing

Loft access.

### Bedroom No. 1

8' 6" x 14' 7" (2.59m x 4.45m) U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed, double opening French doors to rear; laminate flooring.

### Bedroom No. 2

10' 7" x 11' 5" (3.23m x 3.48m) U.P.V.C. framed double glazed, double opening French doors to rear.

### Bedroom No. 3

9' 1" x 8' 7" (2.77m x 2.62m) U.P.V.C. framed double glazed window to front; eaves storage.

### Spacious Bathroom

8' 5" x 12' 0" (2.57m x 3.66m) Suite comprising pear shaped panelled bath; pedestal wash hand basin; low level W.C; linen cupboard; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Single Garage

Metal up and over door.

#### Gardens

Landscaped gardens are present to front and rear. The front garden is lawned with an extensively paved driveway providing ample off road parking. The enclosed southerly facing rear garden is laid to lawn with border containing shrubs and bushes and paved patio.

#### 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 \*\*













# EPC

