



55 Redgate, Formby, Liverpool, Merseyside. L37 4EP

Offers in Region of £395,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this detached true bungalow which has undergone a full programme of renovation and refurbishment by the present owners and offers a deceptively spacious and versatile floorplan. The property boasts FOUR bedrooms with luxury primary en-suite shower room, well proportioned lounge, attractive kitchen with built in appliances and luxury family bathroom/shower room, no stone has been left unturned and this attractive bungalow would appeal to a wide audience. Situated in a popular established location which is convenient some local shops, schools, local bus routes and a short distance away from Formby Village with all its amenities including restaurants, coffee bars, independent shops and supermarkets.

FEATURES

- NO UPWARD CHAIN
- FULLY RENOVATED DETACHED TRUE BUNGALOW
- SPACIOUS ENTRANCE HALL
- ENTERTAINING ROOM
- NEWLY FITTED BREAKFAST KITCHEN WITH BUILT IN APPLIANCES
- LARGE UTILITY ROOM
- PRIMARY BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- THREE FURTHER BEDROOMS
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- DOUBLE GLAZED WINDOWS & DOORS
- NEW GAS HEATING BOILER & NEW RADIATORS THROUGHOUT
- GARDENS TO FRONT & REAR WITH NORTH WESTERLY REAR ASPECT
- PARKING



ROOM DESCRIPTIONS

Spacious & Bright Entrance Hall

U.P.V.C framed double glazed door with a full length opaque window to side; downlighters; built in cloakroom/storage cupboard housing a wall mounted 'Worcester' gas heating boiler (recently installed with a 12 year warranty).

Front Entertaining Room

17' 11" x 12' 07" (5.46m x 3.84m) U.P.V.C framed double glazed window to front; downlighters.

Superb Breakfast Kitchen with a Lantern Roof Light

13' 02" (maximum dimensions) x 13' 00" (4.01m x 3.96m) Excellent range of grey high gloss base, wall and drawer units; one and a half bowl stainless steel sink unit with an instant hot water tap; integrated refrigerator and freezer; 'Hotpoint' four burner induction hob with an extractor hood above; 'Hotpoint' oven with a separate grill plus a combination microwave/grill in a housing unit; centre island with cupboards below and a breakfast bar with seating; cushioned vinyl flooring; U.P.V.C framed double glazed window and double opening patio doors leading onto the rear garden and patio.

Utility Room

16' 09" x 6' 09" (5.11m x 2.06m) Plumbing for an automatic washing machine and sink unit; cushioned vinyl flooring.

Bedroom No. 1

17' 11" x 8' 11" (5.46m x 2.72m) U.P.V.C framed double glazed window to front; downlighters.

Walk in Wardrobe

Luxury Ensuite Shower Room with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; spacious shower enclosure fitted with a rainfall shower and a handheld shower attachment; porcelain tiled walls and flooring; extractor fan; ladder style heated towel rail.

Bedroom No. 2

12' 06" x 10' 10" (3.81m x 3.30m) U.P.V.C framed double glazed window to rear; downlighters.

Bedroom No. 3

14' 09" (maximum dimensions) x 9' 01" (4.50m x 2.77m) U.P.V.C framed double glazed window to rear; downlighters.

Bedroom No. 4

9' 05" x 6' 10" (2.87m x 2.08m) U.P.V.C framed double glazed window to rear; downlighters.

Luxury Family Bathroom/Shower Room

9' 10" x 6' 02" (3.00m x 1.88m) Suite comprising a roll top bath with centre taps and a hand held shower attachment; low level wc and wash hand basin in a grey high gloss vanity unit with a cupboard below; large shower enclosure fitted with a rainfall shower and a hand held shower attachment; porcelain tiled walls and flooring; extractor fan; contemporary radiator.

OUTSIDE

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with a driveway providing ample parking. The rear garden has a raised decked and patio area and is laid to lawn.

PLEASE NOTE

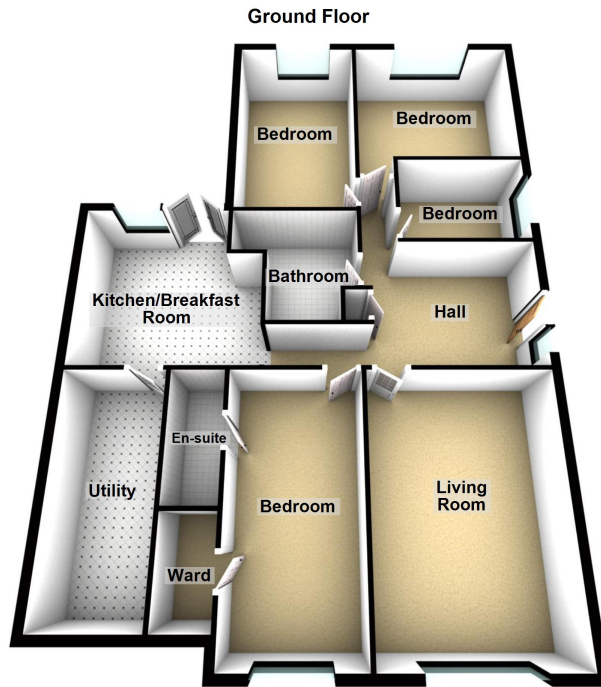
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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 |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | |

