



4 Longfield, Formby, Liverpool, Merseyside. L37 3LD

£320,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this immaculately presented extended three bedroom linked house which offers deceptively spacious family accommodation, including two spacious entertaining rooms, conservatory, breakfast kitchen, utility room and a luxury family bathroom. The property has the advantage of a delightful westerly facing rear garden and is situated in a cul-de-sac location convenient for local shops, schools, transport links and Formby village with all its amenities is within easy reach. EARLY VIEWING IS HIGHLY RECOMMENDED.

## FEATURES

- ENCLOSED VESTIBULE & ENTRANCE HALL
- TWO SPACIOUS REAR ENTERTAINING ROOMS
- CONSERVATORY
- BREAKFAST KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- LUXURY FAMILY BATHROOM WITH WC
- GARAGE (STORAGE ONLY AS PART OF GARAGE IS THE UTILITY ROOM)
- AMPLE OFF ROAD PARKING
- DELIGHTFUL WESTERLY FACING REAR GARDEN
- CUL-DE-SAC LOCATION



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double glazed door with windows to sides; tiled flooring.

### Entrance Hall

Laminate flooring; stairs to first floor.

### Rear Entertaining Room

16' 05" x 14' 11" (5.00m x 4.55m) Feature fire surround fitted with a living flame coal effect gas fire with 'marble' inset and hearth; laminate flooring; U.P.V.C framed double glazed double opening doors with windows to sides leading to .....

### Conservatory

13' 03" x 9' 07" (maximum dimensions) (4.04m x 2.92m) U.P.V.C framed double glazed windows and U.P.V.C framed double opening doors leading onto the westerly facing rear patio and garden; tiled flooring; ceiling fan light.

### Rear Family Room

25' 11" x 7' 11" (7.90m x 2.41m) Laminate flooring; U.P.V.C framed double opening doors leading onto the rear westerly facing patio and garden.

### Breakfast Kitchen

16' 04" (maximum dimensions) x 9' 11" (4.98m x 3.02m) Excellent range of base, wall, drawer and china cabinets with under unit lighting; integrated dishwasher, fridge and freezer; 'Baumatic' five burner gas hob with cooker hood above and built under 'Neff' double oven; wine cooler; one and a half bowl stainless steel sink unit with mixer tap; part tiled walls and tiled flooring; under stairs storage cupboard; U.P.V.C framed double glazed window to front.

### Utility Room

Plumbing for an automatic washing machine; space for an upright refrigerator and freezer; built in open shelving; laminate flooring; wall mounted 'Vaillant' gas heating boiler; door to storage (originally part of the garage).

## FIRST FLOOR

### Landing

U.P.V.C framed double glazed opaque window to side; access hatch to a partially boarded loft.



## ROOM DESCRIPTIONS

### Bedroom No. 1

12' 09" (to wardrobes) x 9' 01" (3.89m x 2.77m)  
U.P.V.C framed double glazed window to front;  
laminate flooring; built in wardrobes with  
hanging rails and shelving, drawer unit and  
bedside cabinet.

### Bedroom No. 2

13' 00" (into door well) x 8' 06" (3.96m x 2.59m)  
U.P.V.C framed double glazed window to rear;  
laminate flooring.

### Bedroom No. 3

13' 00" x 6' 00" (3.96m x 1.83m) U.P.V.C framed  
double glazed window to rear; built in  
wardrobe with hanging rail.

### Luxury Family Bathroom with WC combined

Suite comprising a 'Phoenix' whirlpool bath;  
wash hand basin in a grey high gloss vanity  
unit and wc; wall hung storage unit; ladder  
style heated towel rail; tiled walls and flooring;  
U.P.V.C framed double glazed opaque window  
to side.

### OUTSIDE

### Gardens

Gardens are present to the front and rear. The  
front garden is paved providing ample parking.  
The delightful westerly facing rear garden has  
a patio area which is ideal for Al Fresco dining  
and is laid to lawn with well stocked borders.

### PLEASE NOTE

Property Disclaimer

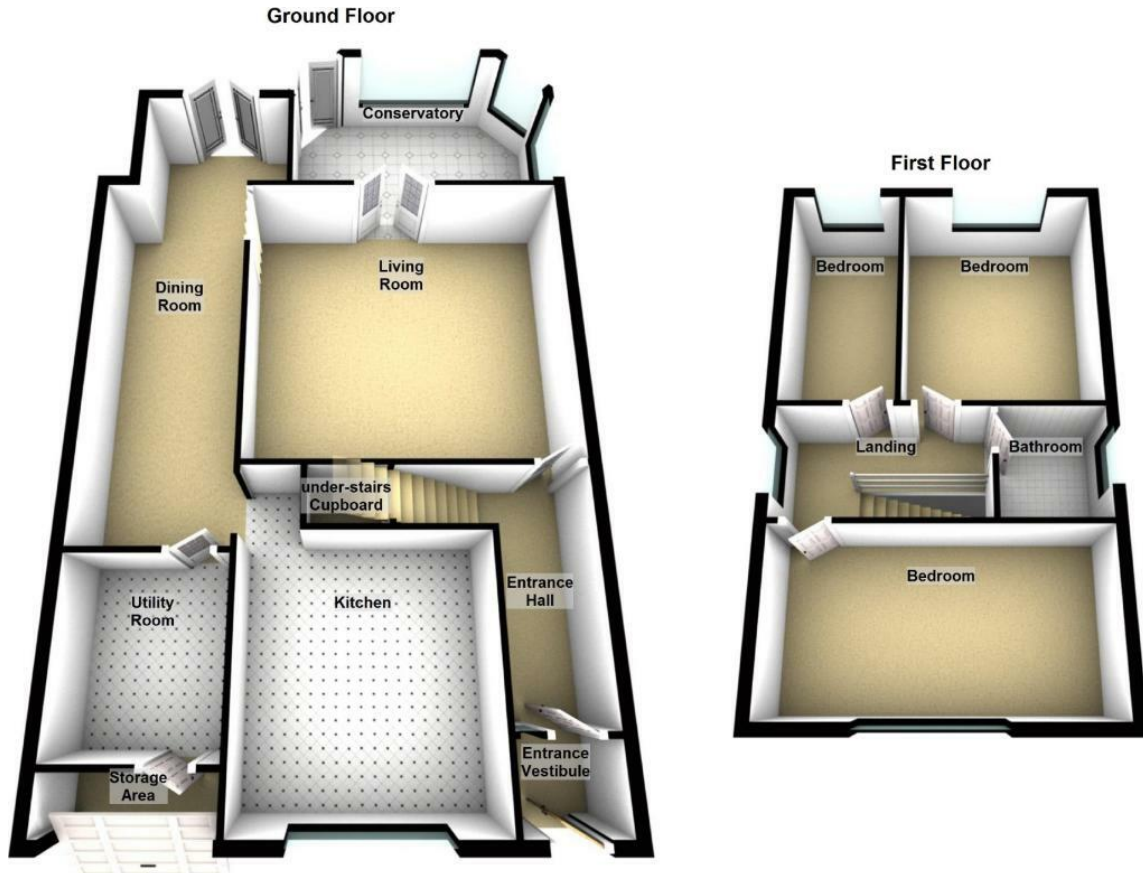
\*\*Colette Gunter advise that all interested  
parties should satisfy themselves as to the  
accuracy of the description, measurements and  
floorplan provided, either by inspection or  
otherwise. All measurements , distances and  
areas are approximate only. All fixtures, fittings  
and other items 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



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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		78
(55-68)	D	62	
(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	