



18 Willow Grove, Formby, Liverpool, Merseyside. L37 3NX

£225,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN... Colette Gunter Estate Agents are delighted to bring to the market this charming and well presented two bedroom end of terrace cottage which offers well planned accommodation. The property has the advantage off road parking and enjoys a rear courtyard and garden and is situated in a popular residential location, convenient for local schools, shops, bus routes and Formby village with all its amenities.

FEATURES

- NO UPWARD CHAIN
- FRONT ENTERTAINING ROOM OPEN TO ...
- BREAKFAST KITCHEN/DINING ROOM
- TWO BEDROOMS
- SPACIOUS BATHROOM WITH WC COMBINED
- DOUBLE GLAZING & GAS HEATING
- COURTYARD & REAR GARDEN
- PARKING SPACE



ROOM DESCRIPTIONS

Entrance Vestibule

U.P.V.C framed double glazed door with 'leaded' light window.

Front Entertaining Room

12' 04" (into recess) x 11' 01" (3.76m x 3.38m) U.P.V.C framed double glazed window fitted with 'plantation shutters'; feature fireplace fitted with a 'living flame' coal effect gas fire; understairs storage cupboard; open to

Breakfast Kitchen Open to Dining Area

15' 02" (into recess) x 11' 07" (4.62m x 3.53m) Range of base, wall and drawer units including china cabinets; single drainer and a stainless steel circular sink unit with mixer tap; freestanding range style cooker with cooker hood above; integrated dishwasher, refrigerator, freezer and wine cooler; plumbing for an automatic washing machine; breakfast bar; part tiled walls; two U.P.V.C framed double glazed windows fitted with 'plantation shutters'; U.P.V.C framed double glazed door to.....

Outer Rear Porch

Glazed windows and door leading to the rear garden.

FIRST FLOOR

Landing

Loft Access

Bedroom No. 1

16' 01" (into recess) x 11' 10" (4.90m x 3.61m) Two U.P.V.C framed double glazed windows fitted with 'plantation shutters'; built in recess shelving.

Bedroom No. 2

11' 00" x 6' 09" (3.35m x 2.06m) U.P.V.C framed double glazed window fitted with 'plantation shutters'; built in wardrobe with hanging rail and housing a wall mounted 'Worcester' gas heating boiler.

Family Bathroom with WC Combined

Suite comprising a panelled bath with mains shower above; pedestal wash hand basin; low level wc; part tiled walls and flooring; heated towel rail; U.P.V.C framed double obscure glazed window to rear.

OUTSIDE

Gardens

Gardens are present to the front and rear. The low walled front garden is paved for ease of maintenance. The rear garden has a paved courtyard with gated access to a separate garden which is laid to lawn and has been partitioned at the foot of the garden providing off road parking.

PLEASE NOTE

Property Disclaimer

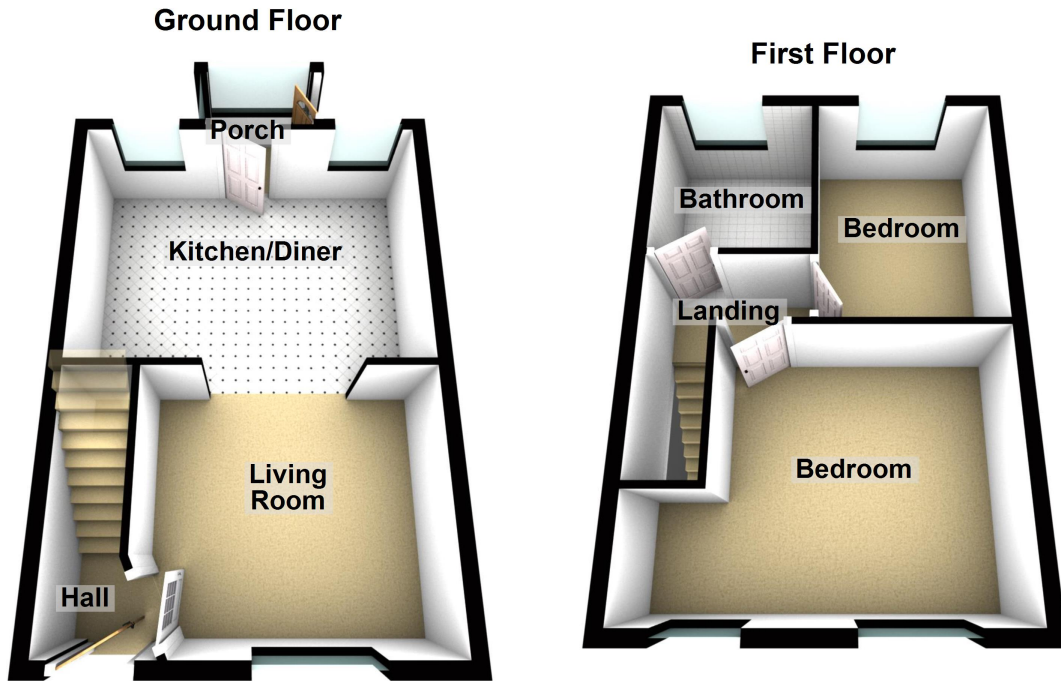
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	