



1 Greenloons Walk, Formby, Liverpool, Merseyside. L37 2LE

£330,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN.. Positioned in a cul-de-sac location this extended detached dormer style house benefits from minimal traffic, making it a safe environment and an attractive option for families and enjoys a westerly facing rear aspect. This four bedroom property which requires some modernisation, boasts spacious and versatile accommodation including two entertaining rooms, dining kitchen, utility/wc, four bedrooms and a family bathroom. Located in a popular residential location, convenient for local primary and secondary schools, local shops, Formby railway station, Formby village with all its amenities and the pinewoods nature reserve and beach.

FEATURES

- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION
- TWO ENTERTAINING ROOMS
- BREAKFAST KITCHEN
- UTILITY ROOM WITH WC
- FOUR BEDROOMS (THREE DOUBLE)
- FAMILY BATHROOM WITH WC
- IN NEED OF MODERNISATION
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- ENCLOSED WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed door; tiled flooring.

Front Entertaining Room

11' 09" (maximum dimensions) x 17' 02" (3.58m x 5.23m)

U.P.V.C framed double glazed window to front; feature brick chimney breast with inset and gas supply.

Rear Entertaining Room

10' 02" x 20' 03" (3.10m x 6.17m) U.P.V.C framed double glazed window and double glazed sliding patio door leading onto the west facing rear garden.

Breakfast Kitchen

8' 01" x 12' 07" (2.46m x 3.84m) Range of base, wall and drawer units; one and a half bowl stainless steel sink unit with mixer tap; 'New world' oven with a separate grill in a housing unit; 'Baumatic' five burner gas hob; space for an upright refrigerator; part tiled walls; tiled flooring; U.P.V.C framed double glazed window to side and front.

Inner Hall

Built in cloaks cupboard; stairs to first floor.

Utility Room with WC

4' 09" x 8' 07" (1.45m x 2.62m) U.P.V.C framed double glazed window to side; base and wall units with working surfaces; single sink unit with drainer; plumbing for an automatic washing machine; low level wc.

FIRST FLOOR

Landing

Bedroom No. 1

9' 05" (maximum dimensions) x 13' 08" (2.87m x 4.17m) U.P.V.C framed double glazed window to front.

Bedroom No. 2

10' 03" (maximum dimensions) x 13' 08" (maximum dimensions) (3.12m x 4.17m) U.P.V.C framed double glazed window to rear.

Bedroom No. 3

9' 06" x 13' 06" (2.90m x 4.11m) U.P.V.C framed double glazed window to rear.

Bedroom No. 4

6' 09" x 10' 00" (2.06m x 3.05m) U.P.V.C framed double glazed window to front.

Family Bathroom with WC combined

Suite comprising a low level wc; tiled sided bath with mixer tap and fitted with a 'Triton' electric shower; wash hand basin with a cupboard below; built in linen cupboard housing a water cylinder; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Single Garage

Up and over door; door to side; power and light.

Gardens

Gardens are present to the front and rear. The front garden is paved for ease of maintenance with a driveway providing ample parking. The enclosed west facing rear garden has a patio area and is laid to lawn with borders containing bushes and shrubs and a greenhouse.

PLEASE NOTE

Property Disclaimer

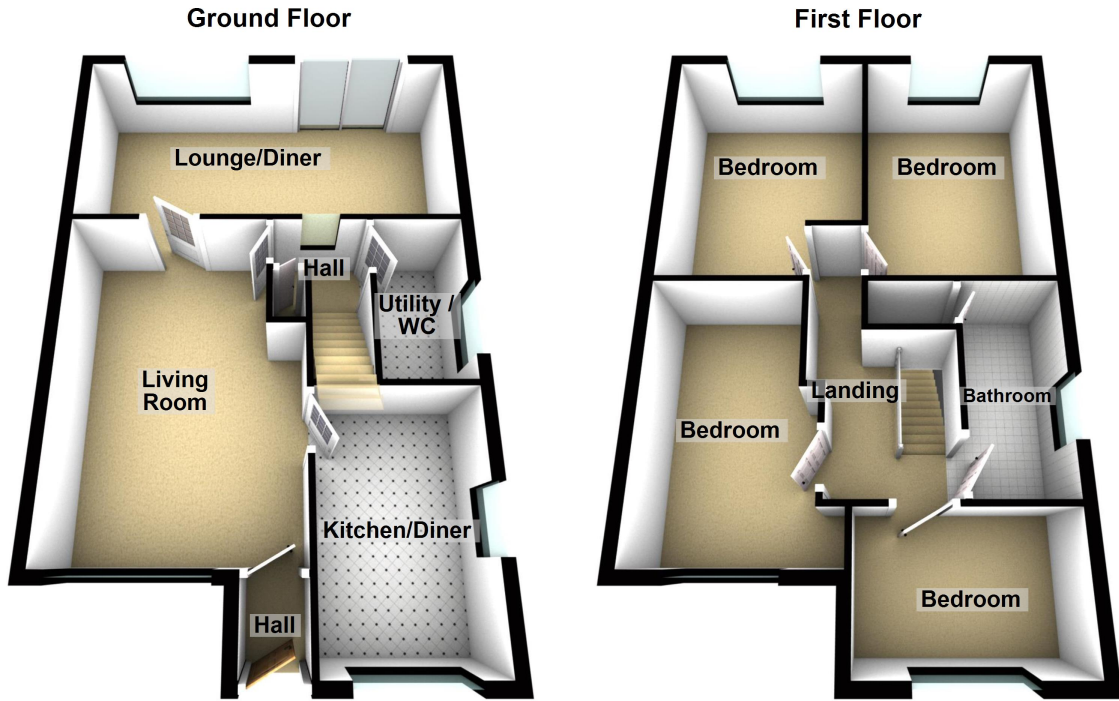
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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		
(69-80)	C		83
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	