



19 Mount House Road, Formby, Liverpool, Merseyside. L37 3LA

Offers in Excess of £350,000 Freehold (to be confirmed)

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN. An opportunity has arisen to purchase this extended four bedroom detached house which offers deceptively spacious and versatile family accommodation. The property requires complete modernisation but has huge potential to be transformed into a beautiful home with the added advantage of a good size enclosed westerly facing rear garden. The property is situated in a popular residential location convenient for local schools, bus routes, local shops and Formby village with all its amenities.

FEATURES

- ENCLOSED VESTIBULE, CLOAKROOM/WC
- TWO SPACIOUS ENTERTAINING ROOMS
- KITCHEN OPEN TO A DINING AREA
- LAUNDRY ROOM
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM WITH WC
- FAMILY BATH/SHOWER ROOM WITH WC
- LARGE DETACHED TANDEM GARAGE
- AMPLE OFF ROAD PARKING
- WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Spacious Enclosed Vestibule

Double glazed window to front and side; built in cupboard; tiled flooring.

Entrance Hall

Built in cloaks cupboard with hanging rails; stairs to first floor with an under stairs storage cupboard.

Cloakroom/WC

Suite comprising a low level wc; pedestal wash hand basin; double glazed opaque window to side.

Front Entertaining Room

16' 07" x 10' 02" (5.05m x 3.10m) Double glazed window to front.

Rear Entertaining Room

30' 04" x 11' 04" (9.25m x 3.45m) Feature brick fire surround; two double glazed opaque windows to side; double glazed sliding patio door leading onto the westerly facing rear garden.

Kitchen open to a Dining Area

23' 09" x 8' 02" (7.24m x 2.49m) Wall, base and drawer units; twin stainless steel sink units with mixer taps; built in oven in a housing unit; electric hob; space for an under counter refrigerator and freezer; part tiled walls; double glazed window to rear and side; door to side.

Laundry Room

Belfast sink; wall cupboards; freestanding washing machine; part tiled walls; double glazed window to side.

FIRST FLOOR

Landing

Two loft access hatches; walk-in deep storage cupboard.

Bedroom No. 1

15' 04" x 10' 03" (4.67m x 3.12m) Double glazed window to front; built in wardrobes with hanging rails and cupboards above.

Ensuite Shower with WC

Suite comprising a low level wc; pedestal wash hand basin; shower enclosure fitted with a 'Mira' electric shower; tiled walls; opaque window to side.

Bedroom No. 2

15' 08" x 8' 04" (4.78m x 2.54m) Double glazed window to rear; built in wardrobes with hanging rails and cupboards above; wash hand basin in a vanity unit.

Bedroom No. 3

12' 04" x 11' 03" (3.76m x 3.43m) Window to rear; wash hand basin in a vanity unit.

Bedroom No. 4

11' 08" (to wardrobes) x 8' 03" (3.56m x 2.51m) Double glazed window to side.

Family Bathroom/Shower Room with WC

Suite comprising a low level wc; bidet; panelled bath with centre mixer taps; pedestal wash hand basin; shower enclosure fitted with a 'Galaxy Aqua' electric shower attachment; part tiled walls; double glazed opaque window to side.

OUTSIDE

Large Carport

Double opening wrought iron gates open to a carport with ample parking to accommodate a motorhome/caravan.

Large Detached Tandem Garage

42' 07" x 13' 01" (12.98m x 3.99m) Up and over door; power and light; door and windows to side. Potential to convert to an office space/gym (subject to the usual planning consents).

Gardens

The low walled and railed front garden has a driveway providing ample parking to the front and side of the property and is laid to lawn with borders containing shrubs and bushes. The good size westerly facing rear garden is laid to lawn with borders containing bushes and trees.

PLEASE NOTE

Property Disclaimer

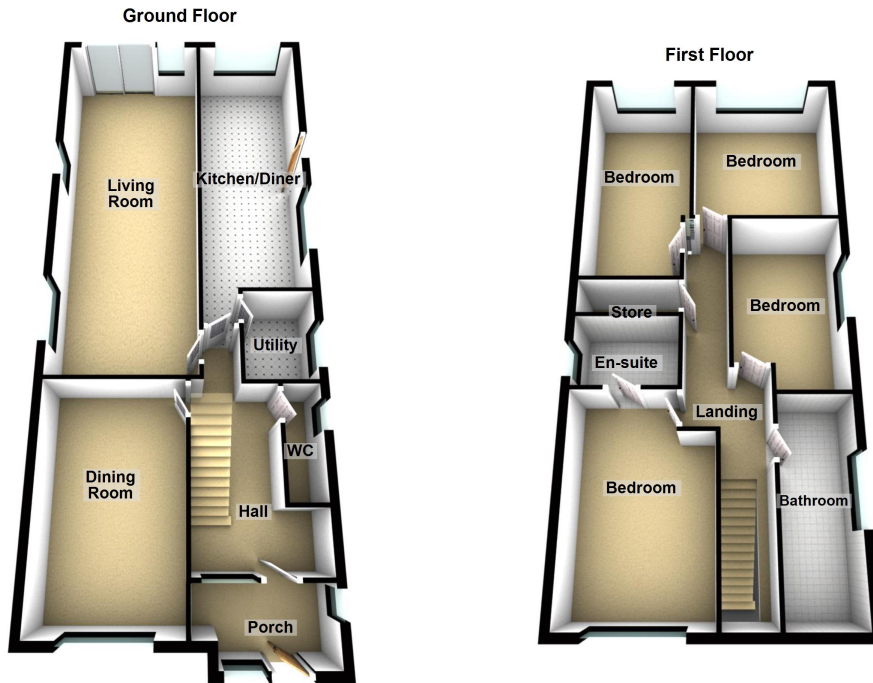
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



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		
(55-68)	D	70	82
(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	