



**50 St Annes Road, Freshfield, Liverpool, Merseyside. L37 7AT**

**£400,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

\*\*\*NO CHAIN\*\*\* Colette Gunter Estate Agents are pleased to present to the market this thoughtfully extended detached house which offers spacious family accommodation. The property occupies a pleasant corner plot position in this much sought after location which is convenient for local primary and secondary schools, transport links, Formby village with all its amenities including coffee bars, restaurants and supermarkets and The National Trust Pinewoods Nature Reserve and Beach are a stones throw away. EARLY VIEWING ADVISED

## FEATURES

- DETACHED HOUSE CORNER PLOT POSITION
- EXTENDED FAMILY ACCOMMODATION
- SPACIOUS ENTERTAINING ROOM WITH DINING AREA
- SITTING ROOM
- DINING KITCHEN WITH BUILT IN APPLIANCES
- FOUR BEDROOMS
- EN-SUITE BATHROOM,
- SHOWER ROOM AND SEPARATE W.C.
- DOUBLE GLAZING & GAS HEATING
- SINGLE GARAGE WITH ELECTRICALLY CONTROLLED DOOR
- GARDENS TO FRONT, SIDE & REAR



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed storm doors; tiled floor.

### Spacious Hall

Glazed door with obscure glass and matching side window; U.P.V.C. framed double glazed window to side; understairs storage cupboard.

### Cloakroom/W.C.

Suite comprising of an inset wash hand basin in vanity unit; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Entertaining Room

13' 10" x 15' 11" (4.22m x 4.85m) U.P.V.C. framed double glazed window to front; two U.P.V.C. framed double glazed windows to side; feature tiled fireplace surround; open to:-

### Dining Room

13' 5" x 9' 1" (4.09m x 2.77m) Two U.P.V.C. framed double glazed windows to rear with obscure glass; U.P.V.C. framed double glazed tilt and slide patio door to side.

### Sitting Room

10' 10" x 10' 10" (3.30m x 3.30m) Two U.P.V.C. framed double glazed windows to side.

### Dining Kitchen

10' 9" x 15' 6" (3.28m x 4.72m) Range of base, wall and drawer units; one and a half bowl single drainer ceramic sink unit with mixer tap; electric double oven and grill in housing unit; ceramic hob; cooker hood; plumbing and space for slimline dishwasher; space for American style refrigerator; plumbing for automatic washing machine; U.P.V.C. framed double glazed tilt and slide patio doors to rear garden; U.P.V.C. framed double glazed door to outer porch.

### Outer Porch

U.P.V.C. framed double glazed door to front and rear.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to front; access to partially boarded loft.

### Bedroom No. 1

10' 11" x 19' 11" (3.33m x 6.07m) U.P.V.C. framed double glazed sliding patio doors opening to Juliet balcony.

### En-Suite Bathroom

7' 8" x 5' 9" (2.34m x 1.75m) Suite comprising of a panelled bath with Triton electric shower over; shower screen; inset wash hand basin in vanity unit; low level W.C.; tiled walls; tiled floor; cupboard housing Worcester wall mounted gas heating boiler; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom No. 2

14' 1" x 9' 1" (4.29m x 2.77m) U.P.V.C. framed double glazed window to rear.

### Bedroom No. 3

10' 6" x 12' 10" (3.20m x 3.91m) U.P.V.C. framed double glazed window to front.

### Bedroom No. 4

8' 5" x 9' 8" (2.57m x 2.95m) U.P.V.C. framed double glazed window to front and side; built in wardrobe and desk.

### Shower Room

Suite comprising of a tiled shower compartment fitted with Mira electric shower; pedestal wash hand basin; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Separate W.C.

Low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Detached Single Garage

Electrically controlled up and over door; power and light; U.P.V.C. framed double glazed window and door to side.

### Gardens

Gardens are present to front, side and rear. The front garden has a low wall with brick paved driveway providing off road parking. To the rear there is an enclosed southerly facing patio leading to the enclosed side garden which is laid to lawn with shrubs and bushes. There is a garden shed and outside tap.

### PLEASE NOTE

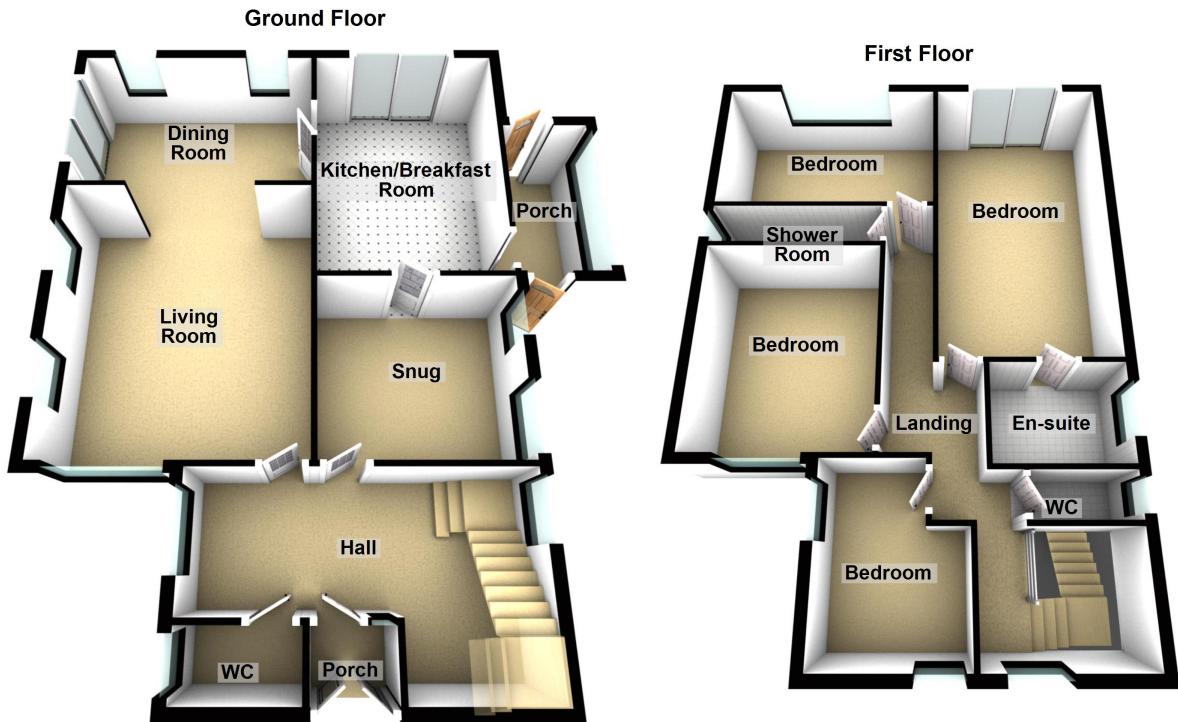
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

