



1 Proctor Road, Formby, Liverpool, Merseyside. L37 1NX

Offers in Region of £565,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this FOUR bedroom detached house which occupies a pleasant position in this much sought after location and with the advantage of an extensive rear garden. The property offers thoughtfully extended and immaculately presented accommodation throughout and has been considerably improved by the present owners to include bi-folding doors to the rear, pitched roof to the rear extension and new gas heating boiler and is conveniently situated for some local shops, Freshfield Railway Station, The Pinewoods Nature Reserve and Beach and local bus route to Formby Village with all its amenities including coffee shops, restaurants, local shops and supermarkets.

FEATURES

- THOUGHTFULLY EXTENDED DETACHED HOUSE
- EXTENDED DINING ENTERTAINING ROOM WITH BI-FOLDING DOORS TO REAR GARDEN
- FAMILY ROOM
- GROUND FLOOR SHOWER ROOM
- DINING KITCHEN WITH BUILT IN APPLIANCES
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- GAS HEATING & DOUBLE GLAZING
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOOR
- EXTENSIVE REAR GARDEN
- AMPLE OF ROAD PARKING
- SOUGHT AFTER LOCATION



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed sliding patio door and matching side panel; Karndean flooring; light.

Reception Hall

Glazed door with obscure glass and matching side panel; Karndean flooring; door to garage.

Cloaks Area Off

Ground Floor Shower Room

Suite comprising of a tiled corner shower enclosure fitted with 'Mira' electric shower; contemporary wash hand basin; low level W.C.; tiled walls; extractor; chrome ladder style radiator; Karndean flooring; U.P.V.C. framed double glazed window to rear with obscure glass.

Extended Rear Entertaining Room with Dining Area

11' 9" x 23' 11" (3.58m x 7.29m) U.P.V.C. framed double glazed bi-folding doors to rear garden.

Sitting/Family Room

8' 9" x 19' 6" (2.67m x 5.94m) U.P.V.C. framed double glazed splayed bay window to front with deep sill; two U.P.V.C. framed double glazed port hole windows to side.

Dining Kitchen

12' 7" x 18' 8" (3.84m x 5.69m) (maximum dimensions) Range of base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; Bosch double oven and grill in housing unit; Bosch integrated microwave; Bosch ceramic hob with extractor canopy above; integrated refrigerator/freezer; integrated dishwasher; plumbing for automatic washing machine; fitted dresser with illuminated china cupboards; understairs storage; part tiled walls; Karndean flooring; U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed door to side with obscure glass; U.P.V.C. framed double glazed sliding patio door to rear garden.

First Floor

Landing

Bedroom No. 1

12' 0" x 10' 7" (3.66m x 3.23m) U.P.V.C. framed double glazed window to front and side; range of built in furniture to include wardrobes, bedside drawer units and two drawer chest.



ROOM DESCRIPTIONS

En-Suite Shower Room

Suite comprising of a tiled shower enclosure with Aqualisa mains fitment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; mirrored toiletries cupboard.

Bedroom No. 2

12' 1" x 8' 5" (3.68m x 2.57m) U.P.V.C. framed double glazed window to front.

Bedroom No. 3

9' 10" x 9' 7" (3.00m x 2.92m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 4

9' 6" x 7' 10" (2.90m x 2.39m) Double glazed window to side; access to partially boarded loft via folding ladder.

Luxury Family Bathroom/Shower Room

Suite comprising of a freestanding slipper bath with freestanding mixer tap and hand held shower attachment; large walk-in shower compartment with mains fitment and fixed head rain shower; inset wash hand basin in vanity unit with cupboard below; low level W.C.; large linen cupboard; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed port hole window; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Double Width Garage

Electrically controlled up and over door; power and light; Worcester wall mounted gas heating boiler.

Gardens

Gardens are present to front and rear. The front garden has a long impressed driveway and is laid to lawns with established shrubberies and mature weeping willow. The extensive rear garden is laid to lawns with wide well stocked borders, fruit trees, ornamental pond, garden shed, patio area, external lighting and outside tap. There is a useful lean-to to the side.

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

