



22 Whitehouse Lane, Formby, Liverpool, Merseyside. L37 3LT

£285,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN. An opportunity has arisen to purchase this extended three bedroom semi-detached house which already offers spacious and versatile accommodation however also has huge potential to create a more modern open plan layout. The property has the advantage of a good size enclosed rear garden and is situated in a popular residential location, convenient for Formby village with all its amenities including bars, cafes and shops, Formby railway station, bus routes and local primary and secondary schools.

FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE/GARDEN ROOM
- CLOAKROOM/WC
- FRONT ENTERTAINING ROOM OPEN TO REAR ENTERTAINING ROOM
- BREAKFAST KITCHEN
- THREE BEDROOMS
- SPACIOUS FAMILY BATH/SHOWER ROOM WITH WC
- GAS HEATING BOILER (Approx 13 months old)
- CARPORT/AMPLE OFF ROAD PARKING
- GOOD SIZE ENCLOSED REAR GARDEN



ROOM DESCRIPTIONS

Spacious Enclosed Vestibule/Garden Room

18' 00" x 4' 11" (5.49m x 1.50m) Glazed door and windows; tiled flooring.

Entrance Hall

Stairs to first floor with under stairs storage cupboard.

Cloakroom/WC

Suite comprising a low level wc; wall mounted wash hand basin; tiled flooring; part tiled walls; extractor fan.

Front Entertaining Room

10' 11" (into recess) x 10' 10" (3.33m x 3.30m) U.P.V.C framed double glazed window to front; open to....

Rear Entertaining Room

13' 06" x 10' 09" (into recess) (4.11m x 3.28m) U.P.V.C framed double glazed window to rear; wall mounted log effect gas fire.

Breakfast Kitchen

16' 06" x 7' 06" (5.03m x 2.29m) Excellent range of wall, base and drawer units with working surfaces incorporating a breakfast bar; cupboard housing a 'Worcester' gas heating boiler; single stainless steel sink unit with mixer tap; integrated dishwasher, refrigerator and freezer; 'Bosch' four burner gas hob with built under oven and grill and cooker hood above; free standing washing machine; tiled flooring and part tiled walls; U.P.V.C framed double glazed window to rear and side; U.P.V.C framed door to rear garden.

FIRST FLOOR

Landing

U.P.V.C framed double glazed opaque window to side.

Bedroom No. 1

13' 07" x 10' 11" (4.14m x 3.33m) U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails and shelving.

Bedroom No. 2

10' 11" x 9' 09" (maximum dimensions) (3.33m x 2.97m) U.P.V.C framed double glazed window to front.

Bedroom No. 3

8' 11" x 7' 11" (2.72m x 2.41m) reducing to 5'02" (1.57m)

U.P.V.C framed double glazed window to front; built in storage cupboard.

spacious Family Bathroom/Shower Room with WC

10' 06" x 7' 06" (3.20m x 2.29m) Suite comprising a low level wc; panelled bath with mixer tap; wash hand basin in a vanity unit with cupboard below; large shower enclosure fitted with a mains shower; tiled flooring and part tiled walls; access to a partially boarded loft; U.P.V.C framed double glazed opaque window.

OUTSIDE

Gardens

Gardens are present to the front and rear. The low walled front garden is paved providing ample off road parking. The delightful enclosed long rear garden has a patio area and is laid to lawn with well established borders containing shrubs and bushes and fruit trees.

PLEASE NOTE

Property Disclaimer

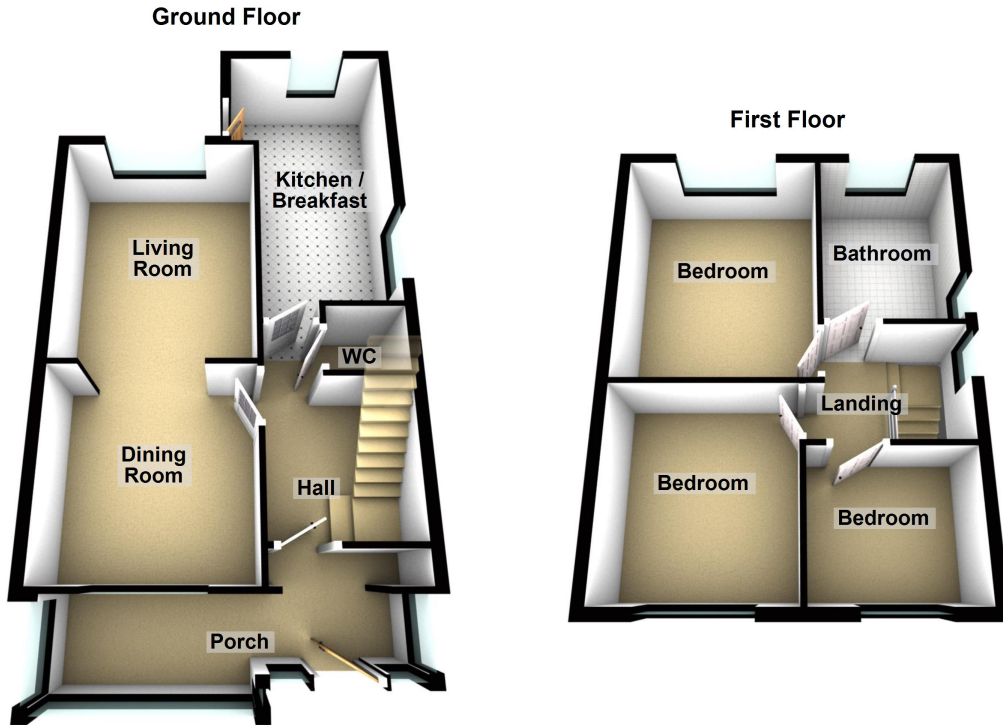
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	