



5 Beechwood Drive, Formby, Liverpool, Merseyside. L37 2DG

£375,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN...Colette Gunter Estate Agents are pleased to present to the market this well maintained detached family house which is situated in a desirable location which is convenient for numerous local amenities to include local primary and secondary schools, local shops, Formby railway station and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach. The interior of the property is deceptively spacious and bright and offers a well planned layout with a spacious front lounge, rear dining room which opens to kitchen and a bright conservatory, to the first floor there are three good sized bedrooms and family bathroom. The established gardens are a pure delight and have been meticulously maintained with lawns to front and rear with borders containing an abundance of flowering shrubs and bushes and ample parking space to the front.

Formby Village is also only a short distance away where you will find a variety of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- NO ONWARD CHAIN
- CLOAK ROOM/W.C.
- SPACIOUS LOUNGE
- DINING ROOM OPEN TO KITCHEN
- UTILITY ROOM
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- GAS HEATING SYSTEM (NEW BOILER INSTALLED 2022)
- PARTIAL REWIRE 2020
- DOUBLE GLAZING
- GARAGE
- ESTABLISHED GARDENS
- AMPLE PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door with obscure glass and matching side panel; tiled floor.

Hall

9' 0" x 6' 5" (2.74m x 1.96m) Glazed door; laminate flooring.

Cloakroom/W.C.

5' 0" x 4' 5" (1.52m x 1.35m) Suite comprising inset wash hand basin in vanity unit with cupboard below; low level W.C.; tiled walls; tiled floor; glazed high level window.

Front Lounge

18' 8" x 13' 0" (5.69m x 3.96m) U.P.V.C. double glazed splayed window to front; feature hole in the wall fireplace fitted with living flame coal effect gas fire.

Rear Dining Room

9' 3" x 12' 7" (2.82m x 3.84m) Double glazed sliding patio door to conservatory; understairs storage cupboard; open to:

Kitchen

11' 2" x 8' 10" (3.40m x 2.69m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; Neff double oven and grill in housing unit; Dietrich induction hob; plumbing for automatic dishwasher; U.P.V.C. framed double glazed window to rear; glazed door to:-

'L' Shaped Utility Room

12' 0" x 11' 2" (3.66m x 3.40m) maximum dimensions U.P.V.C. framed double glazed windows and door to rear; plumbing for automatic washing machine; space for upright refrigerator/freezer; Worcester wall mounted gas heating boiler; door to garage; tiled shower compartment fitted with electric shower.

Conservatory

10' 7" x 9' 0" (3.23m x 2.74m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed French door to side.

First Floor

Landing

U.P.V.C. framed double glazed window to side with obscure glass; access to partially boarded loft with light via aluminium folding ladder.

Bedroom No. 1

16' 8" to wardrobe x 10' 8" (5.08m x 3.25m) Tow U.P.V.C. framed double glazed windows to front; built in wardrobes to one wall with sliding doors, hanging rails and shelving.

Bedroom No. 2

10' 9" x 9' 0" (3.28m x 2.74m) U.P.V.C. framed double glazed window to rear; built in wardrobes with sliding doors, hanging rails and shelving.

Bedroom No. 3

7' 6" x 9' 0" (2.29m x 2.74m) U.P.V.C. framed double glazed window to rear; built in wardrobe with sliding door, hanging rails and shelving.

Family Bathroom with W.C.

5' 5" x 6' 4" (1.65m x 1.93m) Suite comprising panelled bath with Triton electric shower over; pedestal wash hand basin; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Single attached Garage

Metal up and over door.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with established shrubs and bushes and extensive paved driveway providing ample off road parking. The delightful good sized rear is laid to lawn with borders containing an abundance of established small trees, flowering shrubs and bushes, paved patio areas, garden shed and greenhouse.

PLEASE NOTE

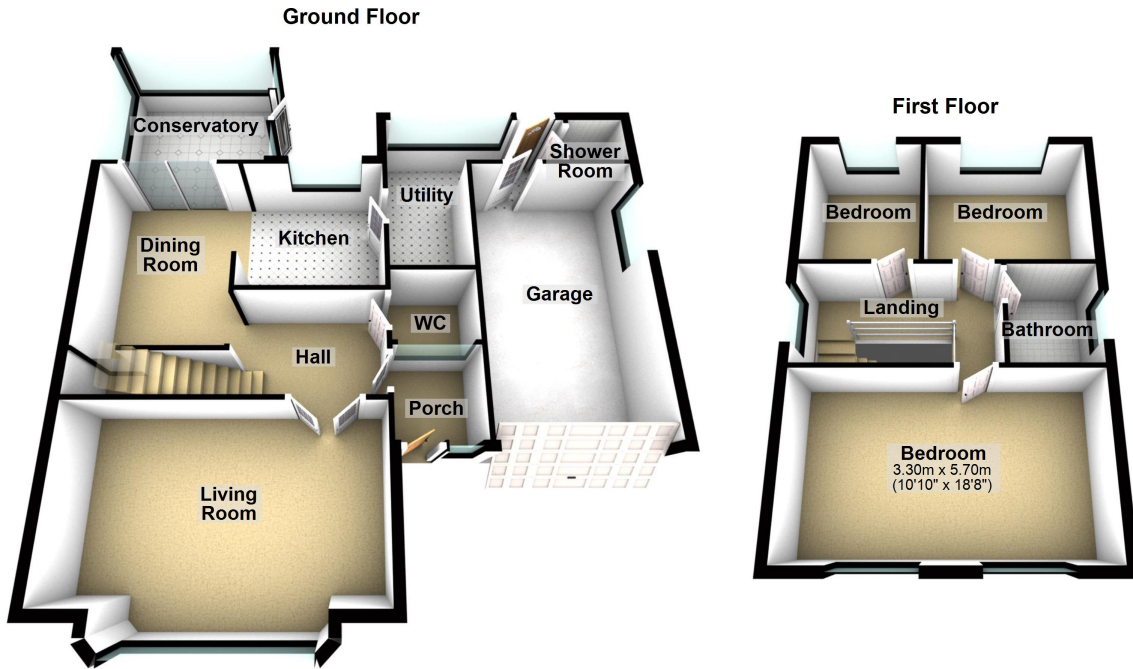
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(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	

