



**70 Wicks Lane, Formby, Liverpool, Merseyside. L37 1PX**

**£615,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Interior inspection is highly recommended to fully appreciate this stunning three double bedroom detached true bungalow which has recently been re-designed, extended and fully renovated to a very high standard by the current owner. The transformation of this bungalow is truly amazing, resulting in contemporary open plan living including a fabulous kitchen open to a family/dining area with bi-folding doors leading to the enclosed rear garden and two luxury en-suite bath/shower rooms. The property is situated in a much sought after location, convenient for all local amenities including Formby railway station, Formby village, local schools and shops and the Pinewoods Nature Reserve and beach. NO UPWARD CHAIN

## FEATURES

- FULLY RENOVATED DETACHED TRUE BUNGALOW
- ENTRANCE HALL WITH STORAGE CUPBOARDS
- CLOAKROOM/W.C
- STUNNING KITCHEN OPEN TO A FAMILY/DINING ROOM
- TWO ENSUITE BATH/SHOWER ROOMS WITH WC
- MAIN BEDROOM WITH BI-FOLDING DOORS TO THE REAR GARDEN
- TWO FURTHER DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN





## ROOM DESCRIPTIONS

### Spacious L-Shaped Entrance Hall

Composite glazed door with U.P.V.C framed double glazed side panel with obscure glass; 'Herringbone' style laminate flooring; ornate radiator cover; built in open storage cupboard; double opening linen store with shelving and automatic sensor light housing a 'Baxi' gas heating system.

### Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; contemporary radiator; 'herringbone' style laminate flooring; tiled walls

### Stunning Kitchen open to a Family/Dining Area With Lantern Roof

27' 00" x 17' 08" (8.23m x 5.38m) reducing to 8'08"  
Excellent range of wall, base and pan drawer units including a pull out pantry cabinet; wall hung glass cabinet and storage cupboard. 'Granite' working surfaces incorporating a five burner induction hob with an extractor canopy above; 'Neff' oven and microwave in a housing unit; integrated refrigerator and freezer; centre island with 'Granite' working surface incorporating a sink unit with a 'Quooker' mixer tap; wine storage; wine cooler; integrated dishwasher; refuse bin; 'Herringbone' style laminate flooring; U.P.V.C framed double glazed bi-folding doors opening onto the rear patio and garden.

### Utility Room

9' 03" x 7' 04" (2.82m x 2.24m) U.P.V.C framed double glazed door with window to side; 'herringbone' style laminate flooring; plumbing for an automatic washing machine and space for a tumble dryer and an upright refrigerator.

### Bedroom No. 1

19' 09" (to wardrobes) x 13' 00" (maximum) (6.02m x 3.96m) reducing to 9'04" U.P.V.C framed double glazed window to the rear and U.P.V.C framed double glazed bi-folding patio doors leading onto the rear patio and garden; excellent range of built in wardrobes with hanging rails and shelving.

### Spacious Ensuite Bathroom/Shower Room with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with drawers below and a mirror above; freestanding oval bath; large shower enclosure fitted with a mains shower, fixed head rainmaker and handheld attachment; recess shelving; tiled walls; ladder style heated towel rail; U.P.V.C framed double glazed opaque window to side.

### Bedroom No. 2

12' 00" x 11' 00" (3.66m x 3.35m) U.P.V.C framed double glazed window with plantation shutters to front.



## ROOM DESCRIPTIONS

### Ensuite Shower with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with drawers below and a mirror above; shower enclosure fitted with a mains shower attachment and a fixed head rainmaker; tiled walls; ladder style heated towel rail.

### Bedroom No. 3/Study

17' 11" x 8' 05" (5.46m x 2.57m) U.P.V.C framed double glazed window with plantation shutters to front; built in furniture to include a desk with knee hole with cupboards and drawers; access to the loft via a pull down ladder

### Outside

#### Gardens

Gardens are present to the front and rear. The front garden has a paved driveway providing ample parking and is laid to lawn. The enclosed rear garden has a patio area and is laid to lawn.

### 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 \*\*





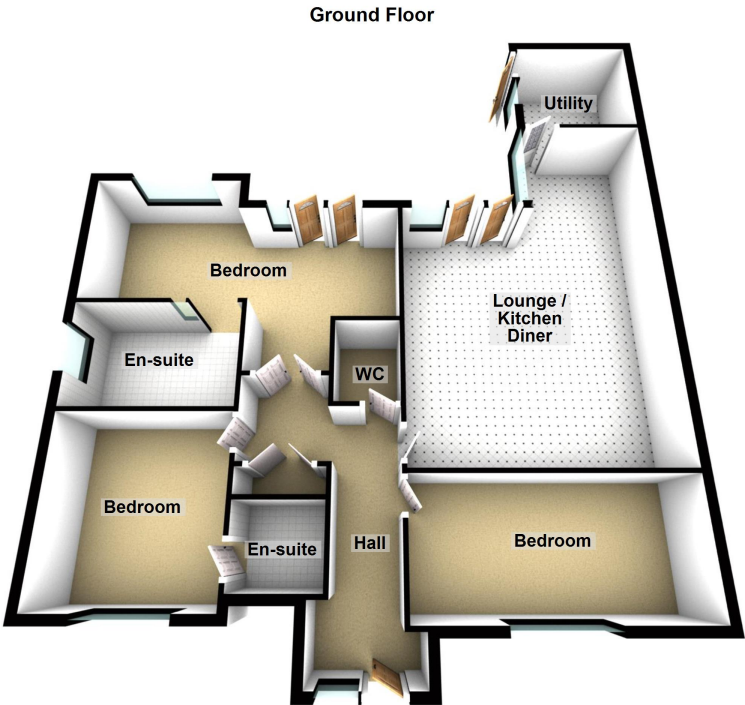








FLOORPLAN & EPC



Measurement are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	82
(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