



14 Altcar Lane, Formby, Liverpool, Merseyside. L37 6AX

Offers in Excess of £290,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Viewing is highly recommended to fully appreciate this immaculately presented extended three double bedroom semi-detached house which offers generous and versatile family accommodation. The property is situated in a popular residential location, convenient for local Primary and Secondary schools, local shops, bus routes and Formby village with all its amenities.

FEATURES

- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- STUNNING KITCHEN OPEN TO A FAMILY/DINING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- ENSUITE WC TO BEDROOM TWO
- SINGLE DETACHED GARAGE TO REAR OF PROPERTY (STORAGE ONLY)
- AMPLE OFF ROAD PARKING
- GARDENS TO FRONT & REAR



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed door with U.P.V.C framed double glazed windows to front and side; tiled flooring.

Entrance Hall

U.P.V.C framed double glazed door with a U.P.V.C framed double glazed window to front; built in cloaks cupboard housing a wall mounted 'Vaillant' gas heating boiler; stairs to first floor.

Front Entertaining Room

19' 07" x 10' 01" (into recess) (5.97m x 3.07m) U.P.V.C framed double glazed window to front; 'Karndean' flooring; feature fire surround wooden beam fitted with a log burner and slate hearth.

Stunning Kitchen open to a Family/Dining Room

26' 11" x 18' 08" (8.20m x 5.69m) reducing to 7'08" Excellent range of high gloss' base, wall and pan drawer units; wine rack; 'AEG' oven and separate grill (approximately under 18 months old) and a 'Hotpoint' microwave in a housing unit; 'Belling' four burner gas hob with an extractor hood above; integrated 'Bosch'

dishwasher (approximately under 12 months old) ; plumbing for an automatic washing machine; space for a tumble dryer and upright refrigerator/freezer; one and a half bowl acrylic sink unit with a mixer tap; breakfast bar; part tiled walls; 'Karndean' flooring; 'Velux' roof light ;U.P.V.C framed double glazed window to side and two U.P.V.C framed double glazed double opening doors leading onto the rear garden.

FIRST FLOOR

Landing

U.P.V.C framed double glazed opaque window to side; access to a partially boarded loft via a pull down ladder.

Bedroom No. 1

17' 09" x 10' 06" (5.41m x 3.20m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 2

14' 07" x 7' 09" (4.45m x 2.36m) U.P.V.C framed double glazed window to rear.

Ensuite WC

Suite comprising a low level wc; pedestal



ROOM DESCRIPTIONS

wash hand basin; tiled flooring and part tiled walls; U.P.V.C framed double glazed opaque window to side.

Bedroom No. 3

10' 07" x 10' 01" (3.23m x 3.07m) U.P.V.C framed double glazed window to front.

Family Bathroom with WC Combined

White suite comprising a low level wc; panelled bath with mixer taps and fitted with a mains Bar shower attachment (approximately under 18 months old) and screen; wash hand basin in a vanity unit; ladder style heated towel rail; tiled walls and flooring with under floor heating; U.P.V.C framed double glazed opaque window to front.

OUTSIDE

Single Detached Garage (For storage only)

Up and over door; window to side; power.

Gardens

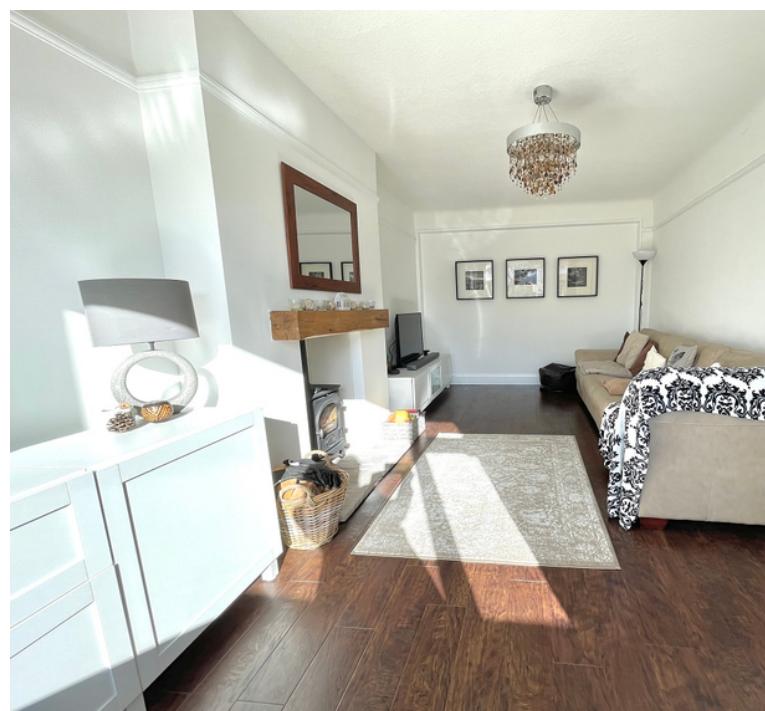
Gardens are present to the front and rear. The low walled front garden is laid to lawn with a driveway providing ample parking. The rear garden has a patio area and is

laid to lawn with borders containing shrubs and bushes.

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 **

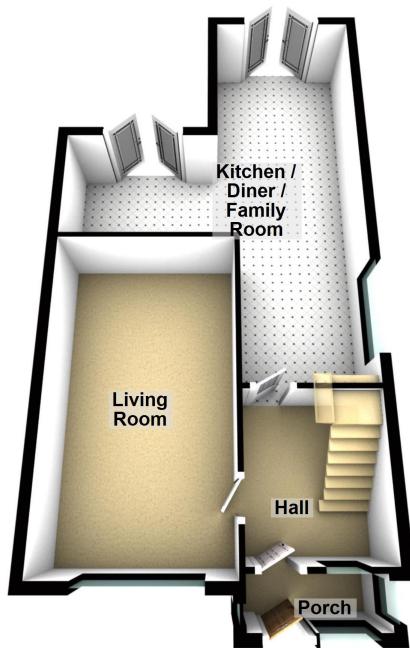




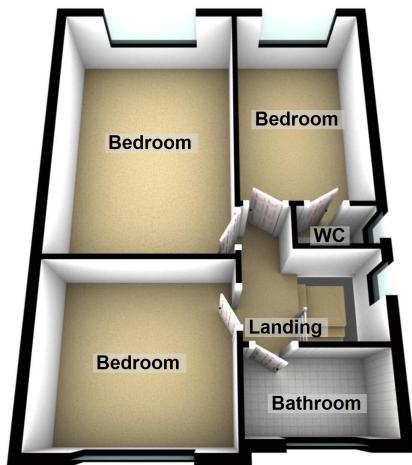


FLOORPLAN & EPC

Ground Floor



First Floor



Measurements 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	85
EU Directive 2002/91/EC		