



49 Harington Road, Formby, Liverpool, Merseyside. L37 1NT

Offers in Region of £475,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO CHAIN DELAY....Colette Gunter Estate Agents are pleased to offer for sale this substantial detached house which offers extended family accommodation, whilst in need of some modernisation the property offers huge potential and would appeal to a wide audience with generous living spaces and FOUR bedrooms the ample floorplan offers the versatility to create the perfect family home. Situated in a convenient position with easy access to local shops and transport links and just a stones throw away from The National Trust Nature Reserve and picturesque beachfront.

FEATURES

- NO UPWARD CHAIN
- EXTENDED FAMILY ACCOMMODATION
- 'L' SHAPED LOUNGE WITH DINING AREA
- DINING KITCHEN
- FOUR BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE
- GARDENS
- PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door with U.P.V.C. framed double glazed windows to side.

Spacious Hall

Understairs storage cupboard.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin, low level W.C.

'L' Shaped Entertaining Room

19' 4" reducing to 12'3" x 33' 2" reducing to 10'0" (5.89m x 10.11m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed, double opening French doors to rear; U.P.V.C. framed double glazed window to rear; feature fireplace surround fitted with living flame coal effect gas fire.

Sitting Room/Bedroom No. 5

9' 8" x 17' 4" into door recess (maximum dimensions) (2.95m x 5.28m) U.P.V.C. framed double glazed window to front; shower cubicle with mains fitment; storage cupboard with shelving.

Dining Kitchen

20' 6" x 14' 8" into recess (maximum dimensions) (6.25m x 4.47m) Range of base, wall and drawer units; single drainer sink unit with mixer tap; double electric oven and grill in housing unit; four burner gas hob; cooker hood; integrated refrigerator/freezer; plumbing for automatic washing machine; U.P.V.C. framed double glazed, double opening French doors to rear garden; U.P.V.C. framed double glazed window; door to garage.

First Floor

Landing

Turned Staircase; U.P.V.C. framed double glazed window to front; cylinder/linen cupboard; loft access.

Bedroom No. 1

16' 9" into wardrobe x 12' 2" (5.11m x 3.71m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall with sliding doors, hanging rails and shelving; shower cubicle with mains fitment.

Bedroom No. 2

12' 1" into wardrobe x 9' 7" (3.68m x 2.92m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with sliding doors, hanging rails and shelving.

Bedroom No. 3

11' 6" x 12' 1" (3.51m x 3.68m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 4

8' 8" x 7' 7" excluding door recess (2.64m x 2.31m) U.P.V.C. framed double glazed window to side.

Bathroom

5' 9" x 7' 10" (1.75m x 2.39m) Suite comprising panelled bath with mixer tap and shower attachment; inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Attached Single Garage

Metal up and over door; power and light; Worcester Greenstar wall mounted gas heating boiler.

Front Garden

Rear Garden

PLEASE NOTE

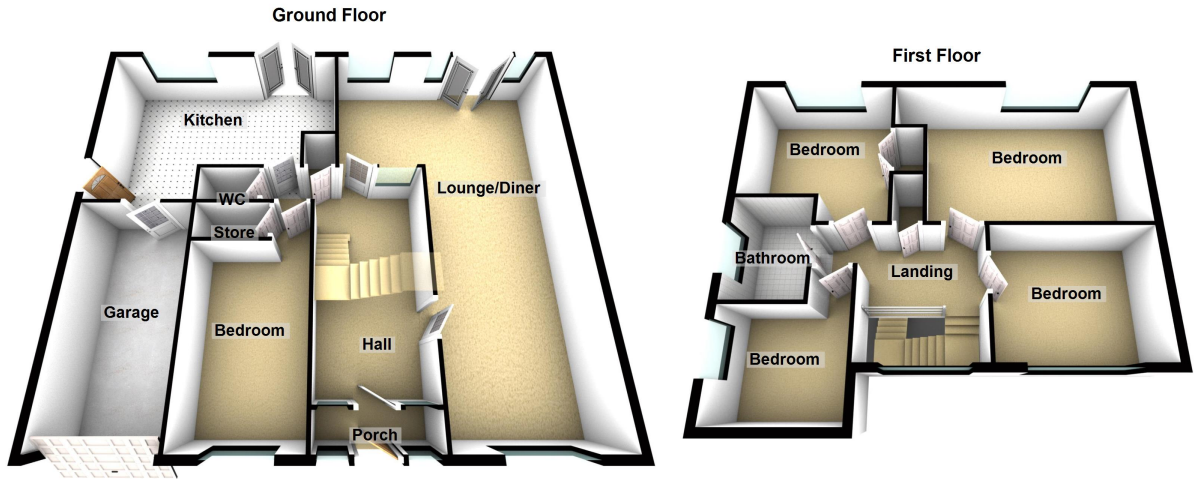
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	