



115 Alt Road, Formby, Liverpool, Merseyside. L37 6DE

£270,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....This attractive dormer-style semi detached house offers well planned accommodation and would appeal to a wide variety of buyers. The ground floor features a bright hall, spacious through lounge with dining area and an extended kitchen. Upstairs there are THREE bedrooms and a family bathroom. Externally the property also boasts an easily maintained westerly facing rear garden, perfect for enjoying the afternoon and evening sun, off road parking to the front and an attached single garage.

Situated in this popular established location, which is convenient for numerous amenities including local primary and secondary schools, transport links and a stones throw away from Formby Village with its wide variety of independent shops, coffee bars and restaurants.

FEATURES

- NO ONWARD CHAIN
- THROUGH LOUNGE WITH DINING AREA
- EXTENDED BREAKFAST KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- ATTRACTIVE EASILY MAINTAINED GARDENS WITH WESTERLY REAR ASPECT
- ATTACHED SINGLE GARAGE AND OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed windows.

Hall

Glazed door with obscure glass and matching side panel; solid wood flooring; understairs storage.

Lounge

10' 03" x 12' 10" (3.12m x 3.91m) U.P.V.C. framed double glazed window to front; feature fireplace; solid wood flooring; open to:-

Dining Room

8' 11" x 10' 09" (2.72m x 3.28m) U.P.V.C. framed double glazed double opening French doors to rear garden; solid wood flooring.

Breakfast Kitchen

15' 00" x 10' 08" reducing to 7'10" (4.57m x 3.25m) maximum dimensions. Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; built under electric oven; four burner gas hob; cooker hood; plumbing for automatic washing machine; space for undercounter refrigerator and freezer; part tiled walls; two U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door with obscure glass to rear garden.

First Floor

Landing

U.P.V.C. framed double glazed window to side; loft access.

Bedroom No. 1

9' 10" into wardrobe x 13' 00" (3.00m x 3.96m) U.P.V.C. framed double glazed window to front; range of built in furniture.

Bedroom No. 2

9' 09" x 10' 10" into wardrobe (2.97m x 3.30m) U.P.V.C. framed double glazed window to rear; built in furniture.

Bedroom No. 3

6' 06" x 9' 11"(maximum dimensions) (1.98m x 3.02m) U.P.V.C. framed double glazed window to front; built in cupboard.

Bathroom

6' 04" x 7' 05" (1.93m x 2.26m) Suite comprising panelled bath with telephone style mixer tap; Mira electric shower over; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; part tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Single Attached Garage

Metal up-and-over door; wall mounted gas heating boiler.

Gardens

Attractive easily maintained gardens are present to front and rear with the rear having the advantage of a westerly rear aspect.

Council Tax Band - C

EPC Rating - D

PLEASE NOTE

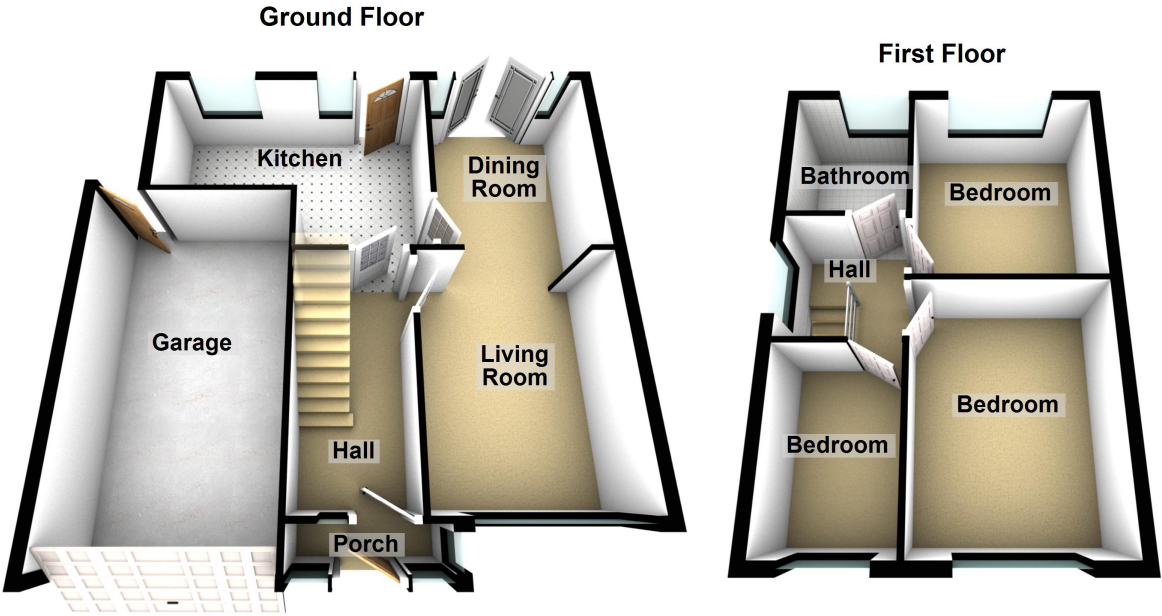
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

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