



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

Offers Over £650,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN....This stunning fully modernised detached true bungalow offers contemporary living with a touch of luxury, the redesigned accommodation features THREE spacious bedrooms including a primary bedroom with beautifully appointed en-suite bathroom/shower room. The heart of the property is the open-plan family/dining room which seamlessly flows into a modern kitchen equipped with built-in appliances and elegant quartz working surfaces, perfect for relaxing and entertaining. Additional features include a separate lounge, a luxury family bathroom and a practical utility room. Outside the property benefits from an attached garage, driveway and established gardens offer a peaceful retreat.

Situated in this much sought after location which is convenient for transport links including Freshfield railway station and local bus routes, local shops, Formby Village and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- STUNNING DETACHED TRUE BUNGALOW IN SOUGHT AFTER LOCATION
- STYLISHLY RE-DESIGNED ACCOMMODATION
- FAMILY ROOM/DINING ROOM OPEN TO KITCHEN
- SEPARATE LOUNGE
- THREE BEDROOMS
- LUXURY EN-SUITE BATHROOM/SHOWER ROOM
- LUXURY FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM (new boiler installed 2024)
- SINGLE GARAGE & OFF ROAD PARKING
- GOOD SIZED ESTABLISHED REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

6' 04" x 5' 06" (1.93m x 1.68m) Composite door; two U.P.V.C. framed double glazed full length side panels with obscure glass; porcelain tiled floor.

Hallway

7' 09" at widest point x 20' 08" (2.36m x 6.30m) U.P.V.C. framed double glazed door; built in cloaks cupboard; loft access; porcelain tiled floor.

Family Room/Dining Open to Kitchen

28' 04" x 18' 09" (8.64m x 5.71m) (maximum dimensions) Range of base wall and drawer units; quartz working surfaces incorporating inset sink; ceramic hob with quartz splashback and extractor canopy over; electric oven and integrated microwave in housing unit; integrated dishwasher; integrated refrigerator/freezer; island with quartz work top, pan drawers below and breakfast bar; porcelain tiled floor; glazed door to side; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed double opening French doors to rear and U.P.V.C. framed double glazed bi-folding doors to family room/dining area.

Outer Porch

U.P.V.C. framed double glazed door to front with obscure glass; U.P.V.C. framed double glazed window to rear; mounted wash hand basin with useful storage below; porcelain tiled floor.

Utility Room

8' 08" x 4' 11" (2.64m x 1.50m) U.P.V.C. framed double glazed window to side; porcelain tiled floor; Miele washing machine and Miele tumble dryer; extractor.

Rear Lounge

10' 09" x 14' 05" (3.28m x 4.39m) U.P.V.C. framed double glazed, double opening French doors to rear garden; U.P.V.C. framed double glazed high level window to side.

Bedroom No. 1

11' 11" x 13' 11" into wardrobe (3.63m x 4.24m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with mirrored sliding doors and fitted with split and full length hanging rails and shelving.

Luxury En-Suite Bathroom/Shower Room

7' 06" x 8' 03" (2.29m x 2.51m) Suite comprising modern claw foot freestanding bath; tiled walk-in shower compartment with mains fitment; twin inset wash hand basins in contemporary wall hung vanity unit with drawers below; low level W.C; ladder style radiator; tiled walls and floor; extractor; U.P.V.C. framed double glazed window to front.

Bedroom No. 2

11' 06" x 10' 05" (3.51m x 3.17m) U.P.V.C. framed double glazed window to front; freestanding wardrobe with hanging rails and freestanding drawer unit.



ROOM DESCRIPTIONS

Bedroom No. 3

11' 07" x 6' 11" (3.53m x 2.11m) U.P.V.C. framed double glazed window to side; freestanding floor to ceiling wardrobe with hanging rails and shelving.

Luxury Family Bathroom

Suite comprising tiled sided bath with mains fitment, fixed head and hand held shower attachment; inset wash hand basin in contemporary wall hung vanity unit with drawer below; low level W.C; ladder style radiator; cupboard housing wall mounted Worcester gas heating boiler; tiled walls and floor; extractor; two U.P.V.C. framed double glazed windows to side with obscure glass.

Outside

Attached Single Garage

7' 08" x 16' 11" (2.34m x 5.16m) Metal up and over door; power and light; open to:

Store Area

8' 03" x 6' 07" (2.51m x 2.01m) Housing meters with power and light.

Front Garden

Brick paved proving ample off road parking.

Rear Garden

Laid to lawn with patio areas and borders containing established small trees, hedges and bushes. Garden shed.

Council Tax Band - E

EPC Rating - C

PLEASE NOTE

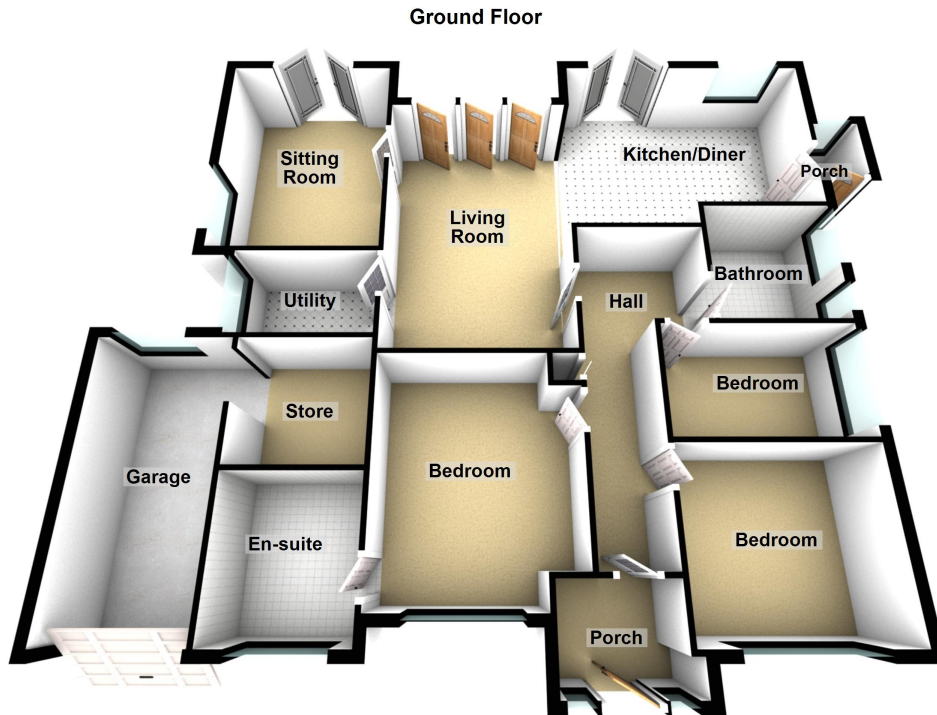
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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	

