



6 Raven Meols Lane, Formby, Liverpool, Merseyside. L37 4DF

Offers in Region of £350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this spacious and versatile three bedroom detached true bungalow which requires complete modernisation but offers great potential to re-model and extend (subject to the usual planning consents) and transform into a beautiful home. The property has the advantage of an enclosed south facing rear garden and is situated in a popular residential location, convenient for local schools, shops and bus routes, Formby Railway station, Formby village with all its amenities and the Pinewoods Nature Reserve and beach. NO UPWARD CHAIN..

FEATURES

- ENCLOSED VESTIBULE, ENTRANCE HALL
- TWO ENTERTAINING ROOMS
- GARDEN ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- STUDY/BEDROOM NO. 3
- FAMILY BATHROOM WITH WC COMBINED
- SINGLE GARAGE AND AMPLE PARKING
- SOUTH FACING ENCLOSED REAR GARDEN
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Enclosed Vestibule

Glazed door with windows to sides; tiled flooring.

Entrance Hall

Built in open shelving; meter cupboard; access to the loft via a pull down ladder.

Front Entertaining Room

15' 00" x 14' 03" (into window) (4.57m x 4.34m) U.P.V.C framed double glazed bay window to front; Feature fire surround fitted with a living flame 'coal effect' gas fire and recess open shelving to sides; two wall light points; double opening glazed doors into the hallway.

Rear Dining Room

13' 01" x 10' 11" (3.99m x 3.33m) Built in open shelving; wall mounted gas fire; open to Garden Room.

Garden Room

19' 00" x 7' 01" (5.79m x 2.16m) Windows to sides and sliding patio door accessing the rear patio and garden; tiled flooring; wall mounted cupboard; plumbing for an automatic washing machine; open to

Kitchen

8' 05" x 8' 05" (2.57m x 2.57m) Wall, base and drawer units; one and a half bowl stainless steel sink unit with mixer tap; space for a slot in cooker, under unit refrigerator/ freezer; part tiled walls; wall mounted 'Baxi' gas heating boiler (not tested); open to Garden Room.

Study / Bedroom No. 3

16' 02" x 8' 11" (maximum dimensions) (4.93m x 2.72m) U.P.V.C framed double glazed window to rear and side; built in open shelving/storage; door to...

Shower Room with WC

Low level WC; wall hung wash hand basin; tiled shower enclosure; part tiled walls.

Bedroom No. 1

14' 04" (into bay) x 14' 00" (4.37m x 4.27m) U.P.V.C framed double glazed bay window to front; built in wardrobes with hanging rails and shelving and cupboards above; recess open shelving.

Bedroom No. 2

15' 03" x 11' 00" (4.65m x 3.35m) Window to front and rear.

Family Bathroom with WC combined

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with an electric shower (not tested) above and shower screen; built in linen cupboard; wall mounted mirror and cabinet; part tiled walls; opaque window to rear.

OUTSIDE

Single Garage

Up and over door; window to side; open storage area at the rear.

Gardens

Gardens are present to the front and rear. The front garden has a long driveway providing ample parking and is laid to lawn with mature trees and bushes. The enclosed south facing rear garden is laid to lawn with borders containing shrubs and bushes.



ROOM DESCRIPTIONS

PLEASE NOTE

Property Disclaimer

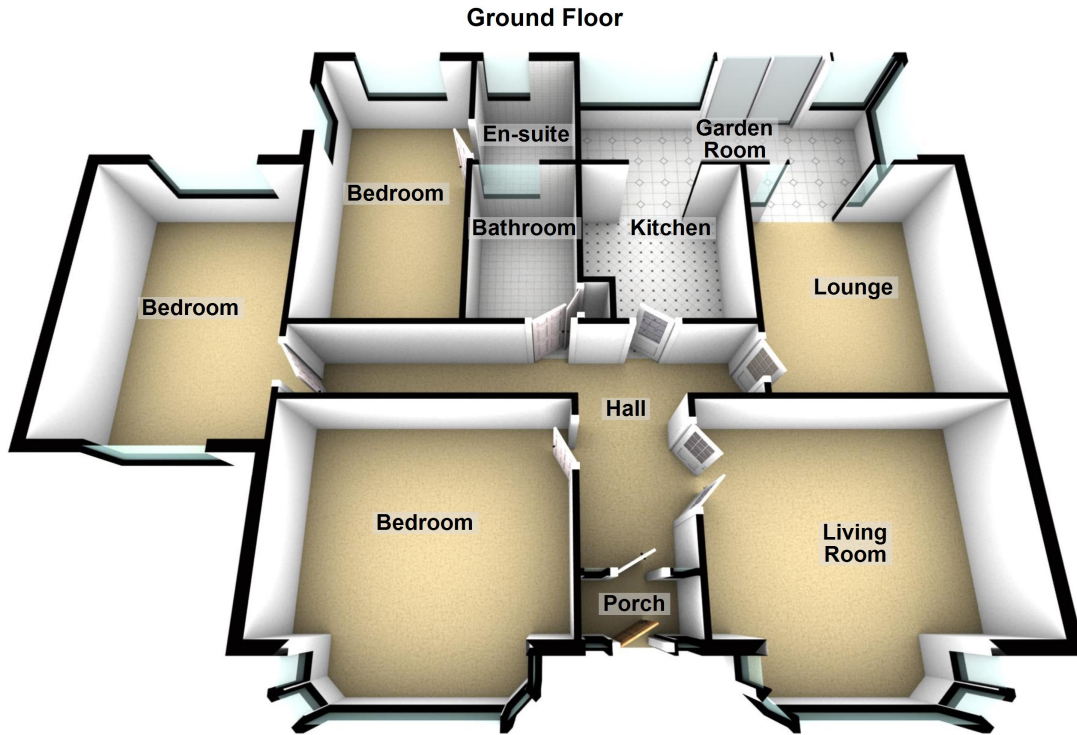
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



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		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

