



87 Park Road, Formby, Liverpool, Merseyside. L37 6AD

£315,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

LARGE SOUTHERLY FACING REAR GARDEN....we are delighted to present to the market this beautifully presented & thoughtfully extended semi detached house which is set within stunning gardens on this good sized plot. The property is situated in a popular established location which is convenient for local schools, Formby Railway Station, local bus route to Formby Village with all its amenities and The National Trust Pinewoods Nature Reserve and Beach are a short distance away. EARLY VIEWING ADVISED.

## FEATURES

- CLOAKROOM/W.C.
- FRONT RECEPTION ROOM
- DINING ROOM OPEN TO REAR GARDEN ROOM WITH FULL WIDTH PATIO DOORS
- EXTENDED KITCHEN FEATURING A RANGE STYLE COOKER
- THREE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- GAS HEATING SYSTEM, DOUBLE GLAZING
- SINGLE GARAGE, CURRENTLY USED AS A HOME OFFICE, LONG DRIVEWAY WITH PRIVACY GATES
- LARGE ENCLOSED SOUTH FACING REAR GARDEN WITH SUMMER HOUSE



## ROOM DESCRIPTIONS

### Entrance Hall

U.P.V.C. framed double glazed door with lead light pane; laminate flooring; stairs to first floor.

### Cloakroom/W.C.

Low level W.C.; wall-mounted wash hand basin with mixer tap and tiled splashback with fitted cupboard below; heated towel radiator; U.P.V.C. framed double glazed window to front.

### Front Reception Room 12'10" x 10'10" (into recess) (3.91m x 3.30m)

U.P.V.C. framed double glazed window to front; feature fire surround fitted with a 'pebble effect' electric fire with remote control; doors to ....

### Dining Room 11'10" x 9'11" (3.61m x 3.02m)

Sliding doors leading to kitchen; laminate flooring; leading to ....

### Rear Garden Room 11'04" x 9'01" (3.45m x 2.77m)

U.P.V.C. framed double glazed sliding patio doors leading to rear garden and patio area; laminate flooring.

### Splendid Extended Kitchen 19'11" x 7'07" (maximum dimensions) (6.07m x 2.31m)

Range of base, wall and drawer units to include storage baskets and open shelving; one and a half bowl stainless steel sink unit with mixer tap; space for upright fridge/freezer; plumbing for automatic washing machine and dishwasher; five burner range style gas hob with cooker hood above; deep understairs storage cupboard; part-tiled walls; U.P.V.C. framed double glazed window and door to side.

### First Floor Landing

U.P.V.C. framed double glazed opaque window to side.

### Bedroom No.1 12'10" x 10'10" (maximum dimensions) (3.91m x 3.30m)

U.P.V.C. framed double glazed window to front; fitted furniture to include wardrobes with hanging rails and shelving; two bedside units and a chest of drawers.

### Bedroom No.2 12'00" x 9'11" (maximum dimensions) (3.66m x 3.02m) .

U.P.V.C. framed double glazed window to rear; built-in wardrobes with hanging rails and shelving and chest of drawers to side; wall shelving

### Bedroom No. 3 7'11" x 6'08" (2.41m x 2.03m)

U.P.V.C. framed double glazed window to front.

### Family Bathroom 8'08" x 7'05" (2.64m x 2.26m)

Suite comprising a low level w.c.; a pedestal wash hand basin; a panelled bath with an electric shower attachment above and folding glass shower screen; part-tiled walls; cupboard housing a 'Vaillant' gas heating boiler; two U.P.V.C. framed double glazed windows to side; access hatch to loft with light.

### Outside

#### Single Garage/Home Office

U.P.V.C. framed double glazed window and single door to front; power and light and Wi-Fi connection.

### Gardens

Gardens are present to front and rear. The low walled front garden has a paved driveway and is laid to lawn with borders containing shrubs and bushes. The large enclosed and mature south facing garden is a real feature of this property. It is larger than the neighbouring properties and is not overlooked to the rear. There is a York stone patio area, the rest being laid to lawn with established borders containing shrubs, bushes and trees as well as productive fruit trees. There is a brick pizza oven and two summer houses. Outside tap.

### Rear Side Drive

An additional benefit of this property is the larger than average driveway area behind the wooden privacy gates. Ample space for a car or caravan. There is an external electrical mains caravan point on the side of the house.

### PLEASE NOTE

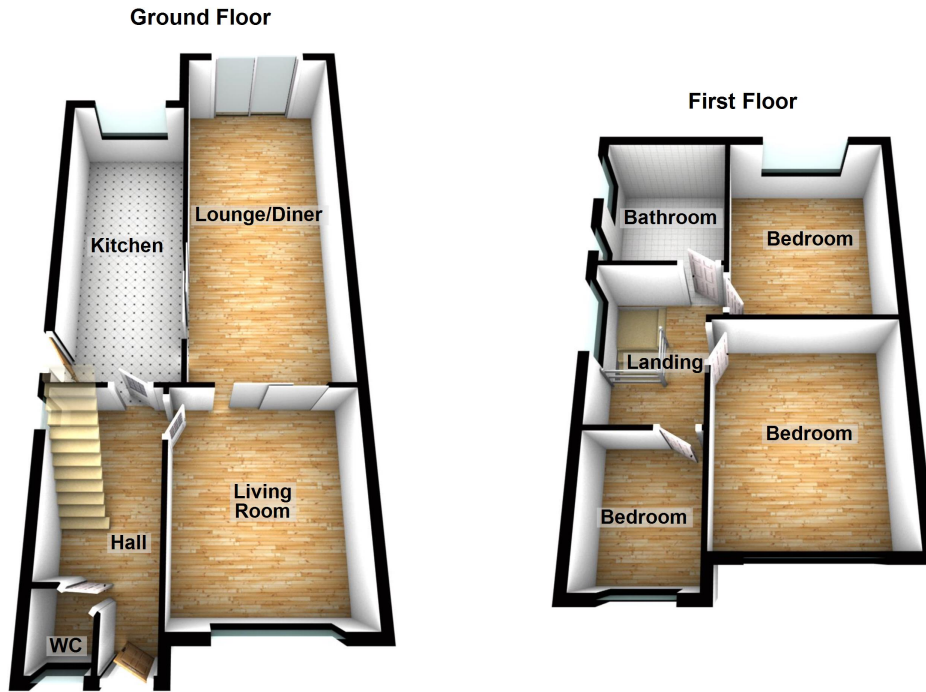
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	