



26 Brackenway, Freshfield, Liverpool. L37 7HG

Offers Over £315,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO CHAIN Colette Gunter Estate Agents are pleased to be offering for sale this well planned and deceptively spacious detached family house. The property offers immaculately presented accommodation throughout with the benefit of a ground floor extension and family dining kitchen with built in appliances. Situated in a popular established location in Freshfield which is convenient for local amenities including local primary and secondary schools, Freshfield Railway Station, local bus routes and Formby Village with its variety of coffee bars, restaurants, shops and supermarkets. EARLY VIEWING ADVISED

FEATURES

- WELL PLANNED DETACHED HOUSE
- EXTENDED REAR ENTERTAINING ROOM
- WELL APPOINTED DINING KITCHEN WITH BUILT IN APPLIANCES
- CLOAKROOM/W.C.
- THREE BEDROOMS
- FAMILY BATHROOM WITH SEPARATE WC
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ATTACHED SINGLE GARAGE
- EASILY MAINTAINED GARDENS TO FRONT & REAR
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Large Enclosed Vestibule

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

Hall

U.P.V.C. framed double glazed door with obscure glass and matching side window; understairs storage cupboard.

Cloakroom/W.C.

White suite comprising of wall mounted wash hand basin; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Entertaining Room

10' 11" x 15' 10" (3.33m x 4.83m) U.P.V.C. framed double glazed window to side; feature fireplace fitted with coal effect gas fire open to:-

Rear Sitting/Family Room

10' 11" x 10' 11" (3.33m x 3.33m) U.P.V.C. framed double glazed window to side and U.P.V.C. framed double glazed sliding patio doors to rear garden.

Dining Kitchen

9' 3" x 22' 5" (2.82m x 6.83m) Range of base wall and drawer units; granite working surfaces incorporating a one and a half bowl inset sink with mixer tap; electric hob with extractor canopy over; built under electric oven and microwave; integrated refrigerator/freezer; integrated slimline dishwasher and washing machine; integrated wine cooler; under unit lighting; U.P.V.C. framed double glazed window to front and rear; U.P.V.C. framed double glazed door to side with obscure glass.

First Floor

Turned Staircase

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

Spacious Landing

Loft access; large linen cupboard with double opening doors.

Bedroom No. 1

10' 11" x 9' 6" (3.33m x 2.90m) U.P.V.C. framed double glazed window to rear; built in wardrobes with mirrored sliding doors.

Bedroom No. 2

9' 3" x 12' 8" (2.82m x 3.86m) (maximum dimensions) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

9' 3" x 9' 4" (2.82m x 2.84m) U.P.V.C. framed double glazed window to front.

Family Bathroom

5' 5" x 6' 9" (1.65m x 2.06m) Suite comprising of a panelled bath with mains shower over; folding shower screen; inset wash hand basin in vanity unit; low level W.C. with concealed cistern; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Single Attached Garage

Metal up and over door; U.P.V.C. framed double glazed door and window to rear.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with paved driveway providing off road parking. The enclosed easily maintained rear garden has paved and gravelled patio areas with stepping stones and summerhouse.

PLEASE NOTE

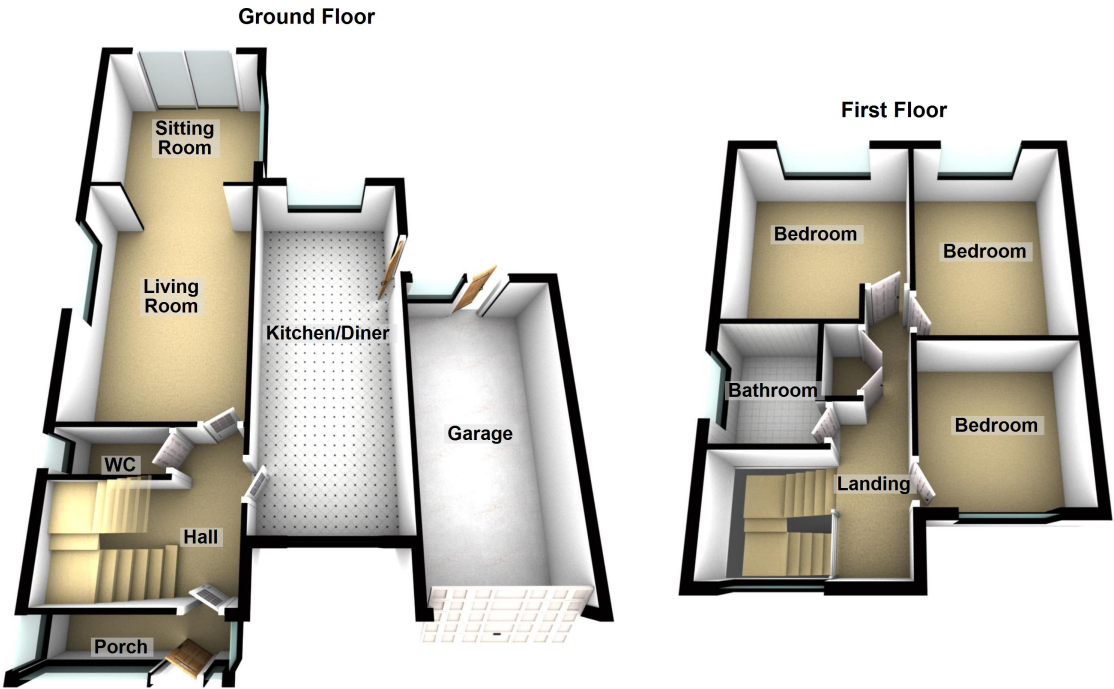
****Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurement 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC