



8 Pinewood Avenue, Formby, Liverpool, Merseyside. L37 2HY

Offers in Excess of £400,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN ... This extended semi-detached house offers an impressive layout across three floors, perfect for families or those who enjoy entertaining. The ground floor features two well proportioned entertaining rooms, a bright conservatory providing additional living space with direct access to the garden and a well appointed kitchen diner. On the first floor you will find three double bedrooms along with a family shower room with a separate wc. The second floor accommodates two further generously sized bedrooms ideal for guests, teenagers or a home office setup. Externally, the property boasts a delightful enclosed rear garden with a single garage offering convenient storage. This home perfectly balances functional family living with flexible spaces.

FEATURES

- NO UPWARD CHAIN
- SPACIOUS ENTRANCE HALL WITH WALK IN CLOAKS CUPBOARD
- TWO ENTERTAINING ROOMS
- CONSERVATORY
- BREAKFAST KITCHEN & LAUNDRY ROOM
- THREE DOUBLE BEDROOMS TO FIRST FLOOR
- FAMILY SHOWER ROOM WITH SEPARATE WC
- TWO DOUBLE BEDROOMS TO SECOND FLOOR
- ENCLOSED REAR GARDEN
- SINGLE GARAGE & AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Covered Entrance

Spacious Entrance Hall

U.P.V.C framed double glazed door; double glazed window; turned staircase to first floor with under stairs storage cupboard; walk in cloaks cupboard.

Front Entertaining Room

16' 03" x 12' 01" (into recess) (4.95m x 3.68m) Double glazed window to front; feature fire surround fitted with a living flame coal effect gas fire.

Rear Entertaining Room

14' 01" x 11' 11" (into recess) (4.29m x 3.63m) Feature 'Mahogany' fire surround fitted with a gas fire and tiled hearth; double glazed sliding patio door leading to....

Conservatory

11' 09" x 10' 01" (3.58m x 3.07m) U.P.V.C framed double glazed windows and double opening patio doors leading to rear garden; tiled flooring.

Breakfast Kitchen

10' 08" x 10' 01" (3.25m x 3.07m) Base, wall and drawer units; breakfast bar; single stainless steel sink unit; slot in electric cooker with cooker hood above; space for under unit refrigerator; cupboard housing a gas heating boiler; part tiled walls; double glazed window to rear and U.P.V.C framed double glazed door to side.

Utility Room

Plumbing for an automatic washing machine, space for a tumble dryer and freezer; built in open shelving; double glazed window to side.

FIRST FLOOR

Landing

U.P.V.C framed double glazed window to front; stairs to second floor.

Bedroom No. 1

16' 02" (into window) x 10' 01" (to wardrobe) (4.93m x 3.07m) U.P.V.C framed double glazed window to front; built in wardrobes to one wall; dressing table with kneehole; two bedside units.

Bedroom No. 2

14' 10" (maximum dimensions) x 12' 01" (4.52m x 3.68m) U.P.V.C framed double glazed window to rear; built in wardrobe with hanging rails and drawer unit.

Bedroom No. 3 / Study

10' 07" x 10' 02" (3.23m x 3.10m) (maximum dimensions) Double glazed window to rear; built in open shelving.

Family Shower Room

Suite comprising a pedestal wash hand basin; walk in shower fitted with a mains shower attachment; heated towel rail; two wall mounted storage units; built in linen cupboard housing a water cylinder; U.P.V.C framed double glazed opaque window.

SECOND FLOOR LANDING

Bedroom No. 4

12' 04" x 11' 06" (3.76m x 3.51m) (maximum dimensions) U.P.V.C framed double glazed window to front; door to eaves storage.

Bedroom No. 5

13' 03" (into recess) x 9' 00" (4.04m x 2.74m) U.P.V.C framed double glazed window to rear.

OUTSIDE

Single Garage

Double opening doors; door to side; power and light.

Gardens

The low walled front garden has a paved driveway proving ample parking and is laid to lawn with borders containing shrubs and bushes. The enclosed rear garden features an ornamental pond and patio area and is laid to lawn with well established borders.

Note

Council Tax Band E

Note

EPC Rating D

PLEASE NOTE

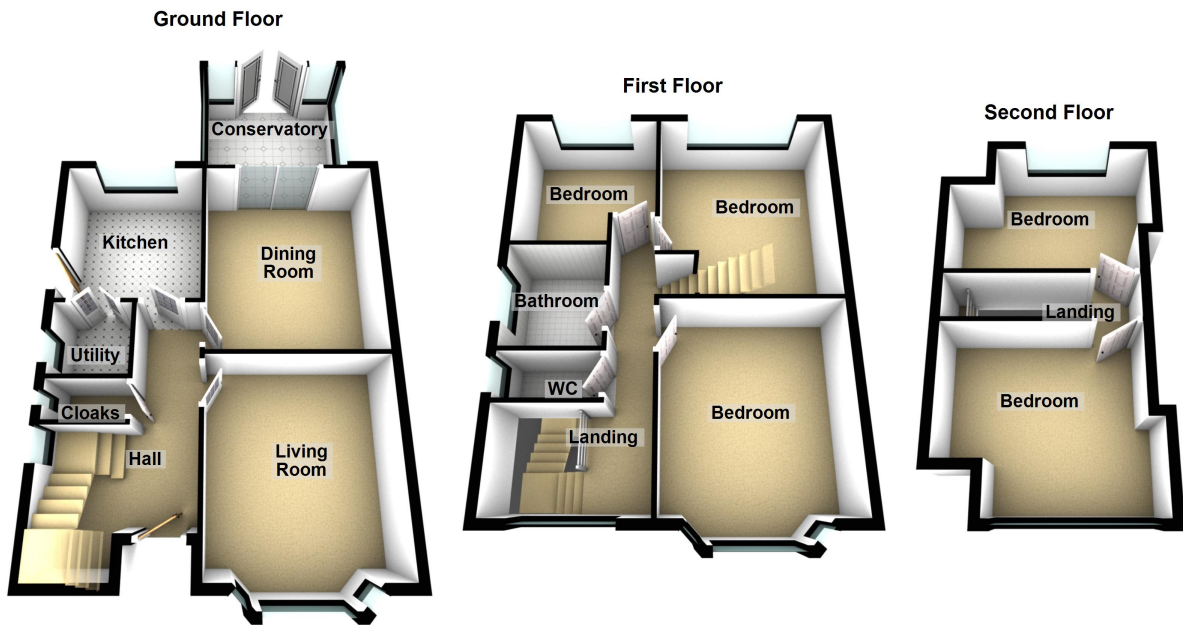
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(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 