



**17 Greenloons Walk, Formby, Liverpool, Merseyside. L37 2LE**

**Offers in Region of £398,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO ONWARD CHAIN...Colette Gunter Estate are pleased to present to the market this thoughtfully extended detached dormer style house which offers cleverly redesigned accommodation and a spacious floorplan. Features include a spacious dining kitchen with integrated appliances, luxury ground floor shower room/laundry room, extended rear entertaining room with lantern roof, three/four bedrooms and luxury family bathroom. The property also has the benefit of ample off road parking, studio/home office and attractive rear garden and side patio.

Situated in popular established cul-de-sac location with centre green, the property is convenient for a variety of local amenities including Formby railway station, local primary and secondary schools, local bus route and The National Trust Pinewoods Nature Reserve & Beach. EARLY VIEWING ADVISED

## FEATURES

- THOUGHTFULLY EXTENDED & REDESIGNED ACCOMMODATION
- CUL-DE-SAC LOCATION
- DINING KITCHEN WITH BUILT IN APPLIANCES
- EXTENDED REAR ENTERTAINING ROOM
- GROUND FLOOR SHOWER ROOM/LAUNDRY ROOM
- THREE/FOUR BEDROOMS
- LUXURY FAMILY BATHROOM
- DOUBLE GLAZING, GAS HEATING & UNDERFLOOR HEATING TO THE GROUND FLOOR
- ATTRACTIVE GARDENS & AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Enclosed Vestibule

Composite door; U.P.V.C. framed double glazed window.

### Dining Kitchen

19' 4" x 17' 5" (5.89m x 5.31m) Range of base, wall and drawer units; single drainer sink unit with mixer tap; built under electric double oven; four burner gas hob; extractor canopy; integrated dishwasher; integrated larder refrigerator and freezer; under unit lighting; kickboard lighting; wood effect flooring; under floor heating; U.P.V.C. framed double glazed window to side; two U.P.V.C. framed double glazed windows to front.

### Inner Hall

Stairs to first floor; wood effect flooring; underfloor heating.

### Ground Floor Shower Room/Utility Room

5' 4" x 8' 1" (1.63m x 2.46m) Suite comprising tiled shower compartment with mains fitment; circular wash hand basin with mixer tap; low level W.C.: plumbing for automatic washing machine; space for tumble dryer; tiled walls; tiled floor; underfloor heating; extractor; U.P.V.C. framed double glazed window to side with obscure glass.

### Rear Entertaining Room

19' 4" x 28' 5" (5.89m x 8.66m) reducing to 13' 6" x 12' 1" (4.11m x 3.68m) Two U.P.V.C. framed double glazed windows to rear; U.P.V.C. bi-folding doors to side; lantern roof; wood effect laminate flooring; underfloor heating.

### Walk-in Storage Cupboard with Light

5' 6" x 7' 1" (1.68m x 2.16m)

### First Floor

#### Landing

#### Bedroom No. 1

9' 3" into bed recess x 8' 9" (2.82m x 2.67m) U.P.V.C. framed double glazed window to rear; fitted overbed cupboards; open to:-

#### Dressing Room

9' 2" into wardrobe x 8' 10" (2.79m x 2.69m) Built in wardrobes with hanging rails and shelving.

#### Bedroom No. 2

10' 4" into wardrobe x 13' 8" (3.15m x 4.17m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails and shelving; drawer unit.

#### Bedroom No. 3

8' 5" into wardrobe x 13' 8" (2.57m x 4.17m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails and shelving; drawer units.

#### Family Bathroom

6' 0" x 7' 6" (1.83m x 2.29m) Suite comprising panelled bath with mixer tap and shower attachment; inset wash hand basin in vanity unit with cupboards below; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

#### Outside

#### Store/Home Office

U.P.V.C. framed double glazed, double opening French doors.

#### Gardens

The front garden has an extensively block paved driveway providing ample off road parking with centre water feature and double opening timber gates providing access to the side which is paved with borders containing established shrubs and bushes. The enclosed rear garden is laid to lawn with raised borders containing shrubs and bushes, there is a garden shed.

#### PLEASE NOTE

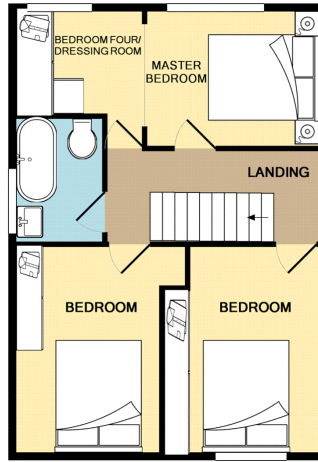
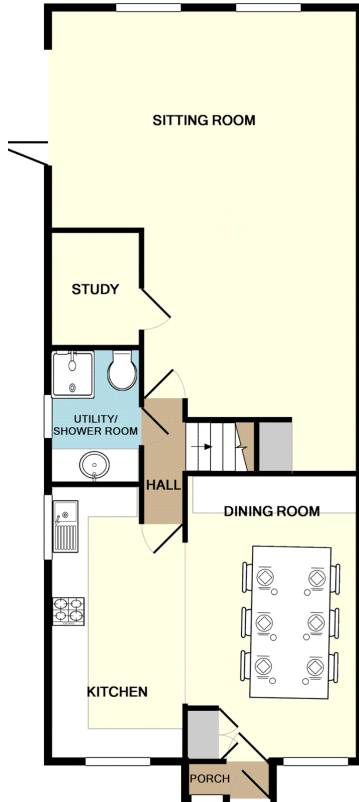
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



TOTAL APPROX. FLOOR AREA 1407 SQ.FT. (130.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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