



25 St Peters Avenue, Formby, Liverpool, Merseyside. L37 1NF

£345,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this deceptively spacious semi detached dormer bungalow which has been thoughtfully extended to the ground floor and into the roof space and offers versatile accommodation which would appeal to a wide variety of buyers. Features include a spacious lounge which opens into the extended dining area, well appointed kitchen, two bedrooms to the ground floor and a ground floor wet room. To the first floor there are two further bedrooms and a shower room making this the ideal space for larger families or guests. The property is set on a good sized plot with easily maintained landscaped gardens.

Situated in this sought after location which is convenient for local primary and secondary schools, transport links including Freshfield railway station, local shops, Formby Village and The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- EXTENDED SEMI DETACHED DORMER BUNGALOW
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE OPEN TO EXTENDED DINING ROOM
- KITCHEN
- GROUND FLOOR WET ROOM & FIRST FLOOR SHOWER ROOM
- FOUR BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DETACHED SINGLE GARAGE & AMPLE OFF ROAD PARKING
- EASILY MAINTAINED LANDSCAPED GARDENS TO FRONT & REAR
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Enclosed Vestibule

5' 08" x 3' 01" (1.73m x 0.94m) U.P.V.C. framed double glazed door; tiled floor; meter cupboards.

Lounge open to Dining Room

14' 08" reducing to 7'08" x 30' 01" (4.47m x 9.17m)
U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with coal effect gas fire;
U.P.P.V.C. framed double glazed sliding patio door to:-

Sun Room

6' 11" x 6' 08" (2.11m x 2.03m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed French door to rear garden.

Kitchen

6' 07" x 16' 02" (2.01m x 4.93m) Range of base, wall and drawer units; double drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for upright refrigerator/freezer; plumbing for automatic washing machine; plumbing for automatic dishwasher; cupboard housing wall mounted Worcester gas heating boiler; tiled walls; U.P.V.C. framed double glazed window to rear.

Inner Hall

Built in cupboard.

Bedroom No. 1

10' 01" x 15' 05" (3.07m x 4.70m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall with mirrored sliding doors, hanging rails and shelving.

Bedroom No. 2

10' 04" x 7' 09" (3.15m x 2.36m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with hanging rails and shelving.

Ground Floor Wet Room

5' 04" x 6' 06" (1.63m x 1.98m) Suite comprising tiled shower enclosure with mains fitment and fitted seat; inset wash hand basin in vanity unit with cupboard below; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

First Floor

Turned Staircase

Double glazed Velux window.



ROOM DESCRIPTIONS

Landing

Bedroom No. 3

14' 09" into recess x 7' 04" (4.50m x 2.24m) (sloping ceiling) Double glazed Velux window; eaves storage.

Bedroom No. 4

14' 04" x 7' 04" (4.37m x 2.24m) (sloping ceiling) Velux window; door leading to eaves storage.

First Floor Shower room with W.C.

5' 03" x 6' 04" (1.60m x 1.93m) Suite comprising tiled shower compartment fitted with Mira electric shower; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; tiled walls; double glazed Velux window.

Outside

Single Garage

Metal up and over door; power and light.

Gardens

Landscaped gardens are present to front and rear. The easily maintained front garden has gravelled areas containing shrubs and bushes with long driveway leading to garage and providing ample off road parking. The good sized rear garden has a crazy paved patio, raised flower beds containing an abundance of flowering shrubs, bushes and plants, further patio area to rear and garden shed.

Council Tax Band - C

EPC Rating - C

PLEASE NOTE

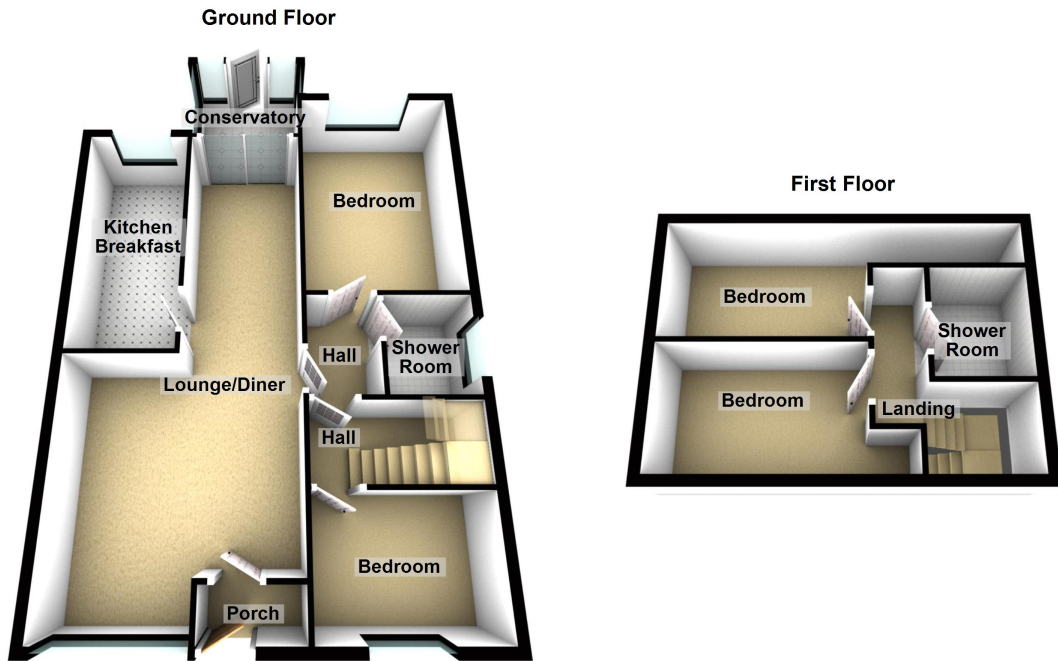
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

