



44 Harington Road, Formby, Liverpool, Merseyside. L37 1NU

Offers in Excess of £450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated in a popular residential location close to local schools, shops, Freshfield railway station and Formby Nature Reserve and beach, this four bedroom detached house offers an excellent opportunity for buyers to modernise and add value. The ground floor features a downstairs WC, two generous entertaining reception rooms, a conservatory and a kitchen. Upstairs, the property comprises four bedrooms - three doubles and one single- alongside a family shower room. Outside, the home boasts a westerly facing rear garden, offering plenty of afternoon sun and an ideal space for entertaining or relaxing. There is scope to extend (subject to the usual planning consents), making this an ideal project for those seeking to create their perfect family home. With good transport links and amenities close at hand, early viewing is highly recommended to appreciate the potential on offer. NO UPWARD CHAIN

FEATURES

- NO UPWARD CHAIN
- ENTRANCE HALL / CLOAKROOM/WC
- TWO ENTERTAINING ROOMS
- CONSERVATORY
- KITCHEN WITH BUILT IN AND FREESTANDING APPLIANCES
- FOUR BEDROOMS
- FAMILY SHOWER ROOM
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- WESTERLY FACING REAR GARDEN
- CLOSE TO FRESHFIELD RAILWAY STATION/PINEWOODS NATURE RESERVE & BEACH



ROOM DESCRIPTIONS

Covered Entrance Porch

Entrance Hall

Turned staircase to first floor; under stairs cloaks area with fitted storage unit; wall mounted display unit.

Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit with a cupboard below; U.P.V.C framed opaque window to side.

Front Family/Dining Room

13' 10" x 11' 10" (4.22m x 3.61m) U.P.V.C framed double glazed window to front.

Rear Entertaining Room

19' 05" x 13' 06" (5.92m x 4.11m) U.P.V.C framed double glazed double opening patio doors leading to the rear west facing patio and garden; U.P.V.C framed door leading to the

Conservatory

11' 08" x 10' 11" (3.56m x 3.33m) Windows and door leading to the rear garden, tiled flooring; ceiling fan light; wall mounted electric heater.

Kitchen

11' 02" x 11' 01" (3.40m x 3.38m (maximum dimensions) Base, wall and drawer units; integrated refrigerator and dishwasher; freestanding washing machine; four burner electric hob with cooker hood above; 'Neff' oven with separate grill in a housing unit; one and a half bowl stainless steel sink unit with mixer tap; built in storage with a radiator; double glazed window and door to rear.

FIRST FLOOR

Landing

U.P.V.C framed double glazed window to front; built in linen cupboard housing a 'Vaillant' gas heating boiler; loft access.

Bedroom No. 1

17' 01" x 12' 03" (5.21m x 3.73m) U.P.V.C framed double glazed window ; range of freestanding furniture to include wardrobes, dressing table, drawer unit, ottoman and two bedside cabinets; built in wardrobe with hanging rail and shelving.

Bedroom No. 2

12' 01" (into recess) x 11' 06" (3.68m x 3.51m) Double glazed window to rear; built in wardrobe with hanging rail and shelving.

Bedroom No. 3

12' 04" x 9' 09" (3.76m x 2.97m) U.P.V.C framed window to front; freestanding wardrobe; built in shelving.

Bedroom No. 4

8' 08" x 7' 09" (excluding door recess) (2.64m x 2.36m) U.P.V.C framed double glazed window.

Family Shower Room with WC

Suite comprising a low level wc; wash hand basin in a vanity unit; walk in shower fitted with an 'Aqualisa' electric shower; two freestanding storage cabinets; wall mounted cabinet; U.P.V.C framed double glazed opaque window.

OUTSIDE

Garage

Electronically controlled up an over door; power and light; door to side.

Gardens

The low walled landscaped front garden has a block paved driveway providing ample parking. The enclosed westerly facing rear garden has a patio area and garden shed and is laid to lawn with borders containing shrubs and bushes.

NOTE

Council Tax Band E

EPC Rating D

PLEASE NOTE

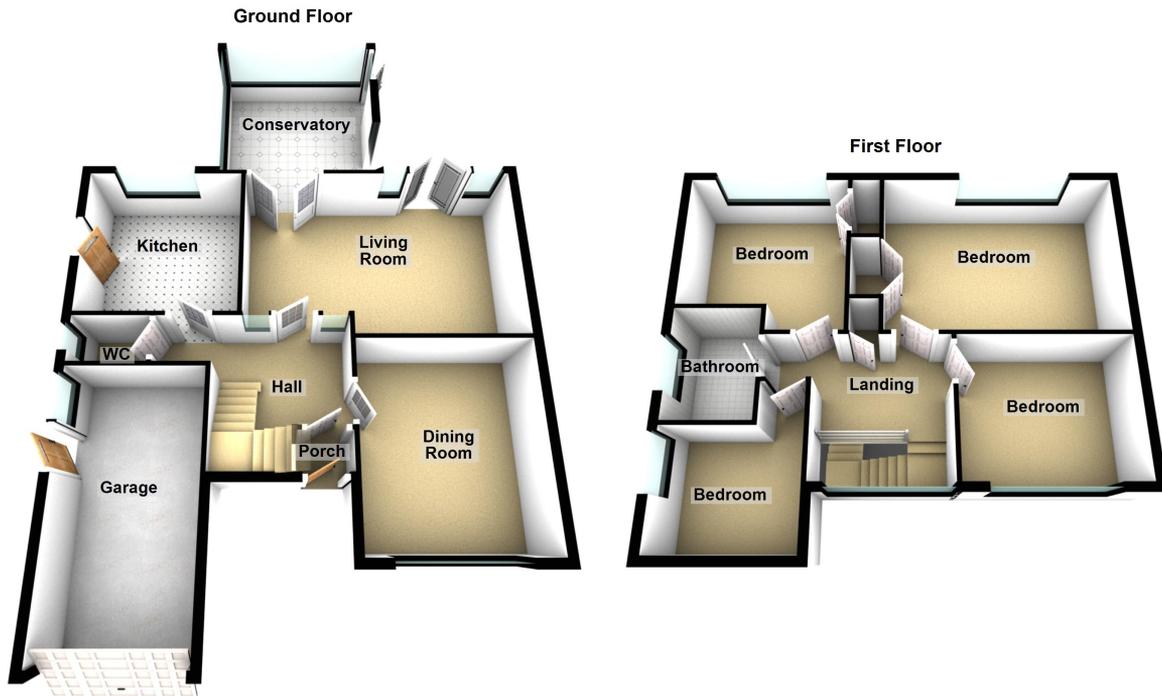
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

44 Harington Road, Formby

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

