



15 Greenloons Drive, Formby, Liverpool, Merseyside. L37 2LX

£365,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This well presented three/four bedroom detached dormer style house welcomes you with a spacious and light open-plan kitchen that seamlessly connects to a family dining room, perfect for entertaining or everyday living. Also on the ground floor, a convenient shower room with a wc offers practicality for family and guests, along with a versatile study which can also serve as a fourth bedroom plus an inviting rear entertaining room with doors leading onto the enclosed rear garden. Upstairs there are three generously sized double bedrooms each offering ample space and light and a luxury family bathroom boasting under floor heating and modern fixtures. This property combines thoughtful design with a popular location, convenient for local amenities, schools and the pinewoods nature reserve and beach is within easy reach.

FEATURES

- ENCLOSED VESTIBULE
- GROUND FLOOR SHOWER ROOM WITH W.C.
- STUNNING KITCHEN OPEN TO A DINING/FAMILY ROOM
- REAR ENTERTAINING ROOM
- BEDROOM 4 / STUDY
- THREE FIRST FLOOR DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM WITH W.C.
- ENCLOSED REAR GARDEN
- SINGLE GARAGE (Prefabricated) / AMPLE PARKING
- CLOSE TO LOCAL SCHOOLS/PINEWOODS & BEACH



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed windows and door; laminate flooring.

stunning Kitchen open to a Family/Dining Room

19' 06" x 18' 01" (5.94m x 5.51m) (maximum dimensions) Excellent range of base, wall and drawer units with 'solid resin' slab tech working surfaces incorporating a breakfast bar with a single sink unit, integrated dishwasher, cupboards and open shelving. Integrated 'Zanussi' oven in a housing unit; integrated washing machine and tumble dryer; freestanding 'Cookmaster' range cooker; freestanding upright refrigerator; laminate flooring; feature fire surround fitted with an electric log burner stove; built in under stairs storage cupboard; two U.P.V.C framed double glazed windows to front; U.P.V.C framed double glazed door to front and side.

Inner Hall

Stairs to first floor; laminate flooring.

Ground Floor Shower Room with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; large walk in shower fitted with a mains shower attachment; ladder style heated towel rail; cupboard housing a wall mounted gas heating boiler; U.P.V.C framed double glazed opaque window to side.

Rear Entertaining Room

12' 01" x 10' 08" (3.68m x 3.25m) U.P.V.C framed double glazed double opening patio doors leading onto the rear patio and garden; electric media wall log effect fire.

Bedroom No. 4 / Study

8' 05" x 7' 02" (2.57m x 2.18m) (maximum dimensions) Window to rear.

FIRST FLOOR

Landing

U.P.V.C framed double glazed window to side; loft access.

Bedroom No. 1

16' 09" x 8' 11" (5.11m x 2.72m) (maximum dimensions) Two U.P.V.C framed double glazed windows to rear; built in wardrobes with hanging rails and shelving.

Bedroom No. 2

13' 09" x 8' 09" (4.19m x 2.67m) U.P.V.C framed double glazed window to front; built in 'Sharps' wardrobe with hanging rails and shelving; eaves storage cupboards.

Bedroom No. 3

13' 08" x 10' 06" (into recess) (4.17m x 3.20m) U.P.V.C framed double glazed window to front; recess with open shelving and recess with a hanging rail; eaves storage cupboards.

Luxury Family Bathroom with WC

Suite comprising a low level wc; large wash hand basin in a vanity unit; bath with centre mixer taps and a hand held shower attachment; ladder style heated towel rail; part tiled walls; ceramic tiled flooring with under floor heating; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Single Garage (Prefabricated)

Up and over door; door to rear garden.

Gardens

The front garden has a paved driveway providing ample off road parking. The enclosed rear garden has wooden pergola with a decked area and is laid with artificial grass with borders containing shrubs and bushes.

Note

Council Tax Band D

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 **







EPC

