



100 Harington Road, Formby, Liverpool, Merseyside. L37 1PZ

Offers in Region of £555,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

Interior inspection is highly recommended to fully appreciate this beautifully presented four double bedroom extended detached house which offers deceptively spacious and versatile family accommodation, including a spacious and bright kitchen open to a dining area, two ensuites plus a Family Bathroom. Set well back from the road and enjoying a westerly facing enclosed rear aspect, this stunning property is situated in a popular residential location, convenient for local schools, shops, bus routes, Formby railway station, Formby village with all its amenities and the Pinewoods Nature reserve and beach.

FEATURES

- SPACIOUS ENTRANCE HALL
- CLOAKROOM/W.C
- REAR ENTERTAINING ROOM WITH FRENCH DOORS OPENING TO REAR GARDEN
- FAMILY ROOM
- SPACIOUS KITCHEN OPEN TO A DINING ROOM/UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- FAMILY BATH/SHOWER ROOM
- SINGLE GARAGE AND AMPLE PARKING
- ENCLOSED WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Spacious Entrance Hall

25' 08" x 10' 0" (maximum dimensions) (7.82m x 3.05m)
U.P.V.C framed door with opaque windows to sides
'Quickstep' laminate flooring; stairs to first floor with
spindled balusters.

Cloakroom/WC

Suite comprising a low level wc; pedestal wash hand
basin; tiled flooring; extractor fan.

Rear Entertaining Room

18' 07" x 11' 10" (5.66m x 3.61m) U.P.V.C framed double
glazed double opening doors leading onto the rear patio
and garden; 'Quickstep' laminate flooring.

Family Room

17' 04" x 7' 01" (5.28m x 2.16m) U.P.V.C framed double
glazed window to front; 'Quickstep' laminate flooring.

Spacious Kitchen open to a Dining Room

26' 11" x 10' 03" (8.20m x 3.12m) Excellent range of base,
wall and drawer units with 'granite' working surfaces and
under unit lighting; one and a half bowl stainless steel
sink unit with mixer tap; integrated larder fridge, freezer
and dishwasher; 'Bosch' four burner induction hob with
an extractor canopy above and built under electric oven
and grill; ceramic tiled flooring in the kitchen area;
'Quickstep' laminate flooring in the dining area; U.P.V.C
framed double glazed window to front and side; U.P.V.C
framed double glazed double opening doors leading onto
the rear west facing patio and garden.

Utility Room

Range of base, wall and drawer units with working
surfaces; single stainless steel sink unit with mixer tap;
cupboard housing a gas heating boiler; space for a wine
cooler and tumble dryer; plumbing for an automatic
washing machine; part tiled walls; tiled flooring; U.P.V.C
framed double glazed window to side.

FIRST FLOOR

Galleried Landing

U.P.V.C framed double glazed window to front; access to
a partially boarded via a pull down ladder.

Bedroom No. 1

13' 03" x 10' 09" (4.04m x 3.28m) U.P.V.C framed double
glazed window to rear; built in wardrobes with hanging
rail and shelving; 'Toshiba' air conditioning unit; door to...

Ensuite Shower Room with WC

Suite comprising a low level wc; pedestal wash basin;
shower enclosure fitted with a mains shower; part tiled
walls; tiled flooring; extractor fan.

Bedroom No. 2

11' 05" x 10' 07" (3.48m x 3.23m) U.P.V.C framed double
glazed window to front; built in wardrobe with hanging
rails and shelving; door to...

Ensuite Shower Room with WC

Suite comprising a low level wc; pedestal wash hand
basin; shower enclosure fitted with a mains shower
attachment; part tiled walls; tiled flooring; extractor fan.



ROOM DESCRIPTIONS

Bedroom No. 3

13' 06" x 10' 08" (4.11m x 3.25m) U.P.V.C framed double glazed window to rear; freestanding wardrobes with hanging rails and shelving.

Bedroom No. 4 / Study

10' 04" x 9' 02" (3.15m x 2.79m) U.P.V.C framed double glazed window to front.

Spacious Family Bathroom/Shower Room with WC

Suite comprising a low level wc; tile sided bath with centre mixer taps; wall hung wash hand basin; shower enclosure fitted with a mains shower; tiled walls and flooring; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Single Garage

Up and over door; power and light; personal door and window to side.

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with a long driveway providing ample off road parking. The enclosed westerly facing rear garden is laid to lawn with slate borders containing bushes and shrubs with a 'porcelain' paved patio area and side access gate.

PLEASE NOTE

Property Disclaimer

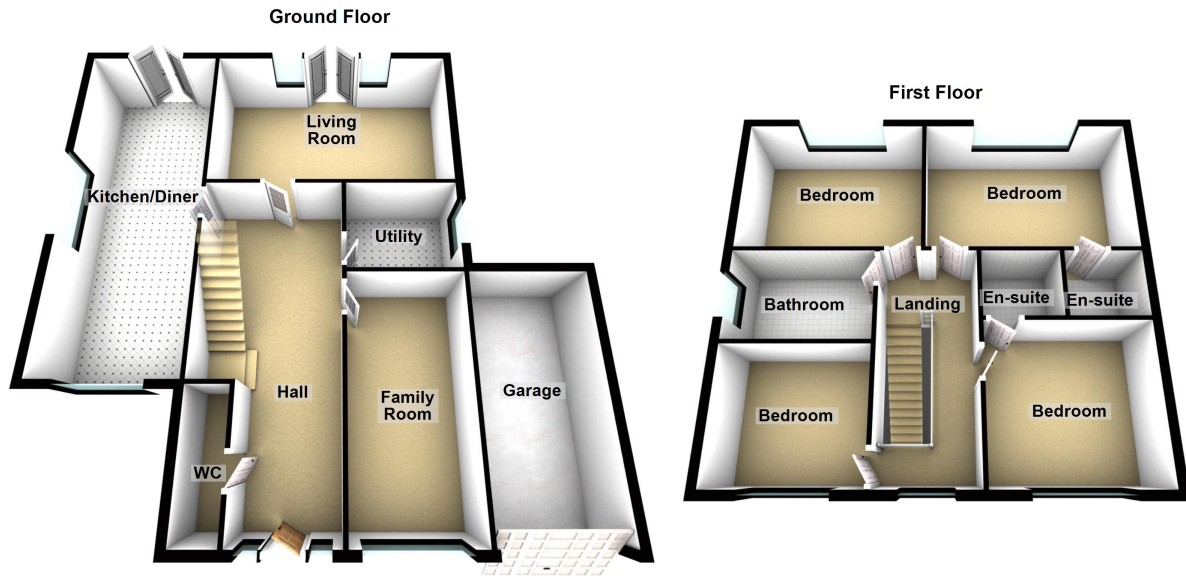
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(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 