



83 Bull Cop, Formby, Liverpool, Merseyside. L37 8BY

Offers in Excess of £225,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to offer for sale this semi-detached house which has the advantage of a delightful enclosed westerly facing rear garden. The property offers versatile accommodation and is situated in a popular residential location convenient for local schools, transport links, Formby village with all its amenities and the Pinewoods Nature Reserve and beach. NO UPWARD CHAIN

FEATURES

- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- BREAKFAST KITCHEN
- CONSERVATORY
- FAMILY BATHROOM WITH WC COMBINED
- TWO DOUBLE BEDROOMS
- SMALL THIRD BEDROOM/STUDY
- GAS HEATING & DOUBLE GLAZING
- DELIGHTFUL ENCLOSED WEST FACING REAR GARDEN
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed windows and door; tiled flooring; wall light point.

Front Entertaining Room

15' 02" x 13' 00" (4.62m x 3.96m) (maximum dimensions)
U.P.V.C framed double glazed window to front with a deep sill; laminate flooring; feature fire surround fitted with an electric coal effect stove; stairs to first floor.

Dining Kitchen

15' 01" x 9' 03" (4.60m x 2.82m) Range of base, wall and drawer units; single stainless steel sink unit with mixer tap; integrated 'Bosch' slimline dishwasher; 'Bosch' double oven in a housing unit; 'Bosch' four burner gas hob with a cooker hood above; space for an upright refrigerator/freezer; cupboard housing a 'Worcester' gas heating boiler; tiled flooring; part tiled walls; U.P.V.C framed double glazed window and sliding patio door leading to....

Conservatory

U.P.V.C framed double glazed windows and door leading onto the west facing rear garden.

FIRST FLOOR

Landing

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

Bedroom No. 1

8' 10" x 8' 09" (2.69m x 2.67m) U.P.V.C framed double glazed window to rear; built in storage cupboard; built in wardrobes with mirrored sliding doors.

Bedroom No. 2

9' 06" x 8' 09" (2.90m x 2.67m) U.P.V.C framed double glazed window to front; built in wardrobes with mirrored sliding doors.

Bedroom No. 3 / Study

6' 07" x 6' 01" (2.01m x 1.85m) U.P.V.C framed double glazed porthole window to front.

Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with a handheld shower attachment; part tiled walls; U.P.V.C framed double glazed opaque window to rear'

OUTSIDE

Gardens

Gardens are present to the front and rear. The front garden has a driveway and is laid to lawn with borders. The delightful enclosed west facing rear garden is laid to lawn with borders containing shrubs and bushes. There is a storage and garden shed.

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 **

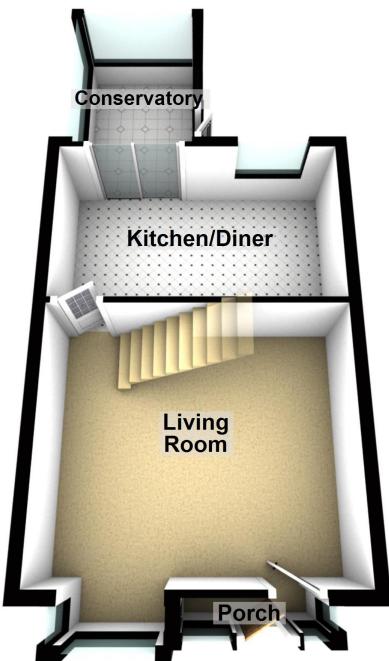






FLOORPLAN & EPC

Ground Floor



First Floor



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	75	91
EU Directive 2002/91/EC		