



7 Heydon Close, Formby, Liverpool, Merseyside. L37 2YX

Offers Over £525,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market a unique opportunity to purchase this extended detached true bungalow which occupies a good sized plot which extends to approximately 0.25 of an acre. The property offers versatile accommodation to suit changing family needs and would appeal to a wide variety of buyers with scope for further extension or re-development subject to relevant planning consents.

Situated in a quiet sought after cul-de-sac location which is convenient for local primary and secondary schools, some local shops, local bus route to Formby Village with all its amenities including coffee bars, restaurants, local shops and supermarkets and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- EXTENDED DETACHED TRUE BUNGALOW OCCUPYING A GOOD SIZED PLOT EXTENDING TO APPROXIMATELY 0.25 OF AN ACRE
- LOUNGE OPEN TO DINING ROOM
- REAR SITTING ROOM/FAMILY ROOM
- KITCHEN WITH BUILT IN APPLIANCES
- FOUR BEDROOMS
- SHOWER ROOM WITH W.C. & BATHROOM/SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- COVERED OUTDOOR HEATED SWIMMING POOL
- ATTRACTIVE GARDENS
- DETACHED DOUBLE GARAGE, AMPLE PARKING & SPACE TO SIDE FOR CARAVAN OR MOTORHOME



ROOM DESCRIPTIONS

Vestibule Entrance

U.P.V.C. framed double glazed door with obscure glass and matching side windows; oak strip wood flooring.

'L' Shaped Hall

Built in cloaks cupboard with mirrored sliding doors housing wall mounted gas heating boiler; oak strip wood flooring.

Study/Bedroom No. 4

9' 7" x 7' 9" (2.92m x 2.36m) U.P.V.C. framed double glazed window; oak strip wood flooring.

Lounge

12' 5" x 17' 6" (3.78m x 5.33m) U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed window to front; feature 'marble' fireplace surround with matching interior and hearth and fitted with living flame coal effect gas fire; oak strip wood flooring; open to:-

Dining Room

9' 8" x 9' 9" (2.95m x 2.97m) U.P.V.C. framed double glazed window to front.

Rear Family Room

13' 0" x 10' 8" (3.96m x 3.25m) U.P.V.C. framed double glazed, double opening French doors to rear garden; oak strip wood flooring.

Kitchen

9' 10" x 12' 7" (3.00m x 3.84m) Superb range of base, wall and drawer units, pan drawers, carousel units; pull out larder storage; moulded working surface incorporating a one and a half bowl sink unit with mixer tap and separate water filter tap; Bosch integrated appliances to include electric double oven and grill in housing unit; microwave; refrigerator/freezer; dishwasher; ceramic induction hob with extractor canopy above; under unit lighting; pelmet lighting; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side with obscure glass.

Bedroom No. 1

9' 3" x 13' 5" into recess (2.82m x 4.09m) U.P.V.C. framed double glazed window to rear; oak strip wood flooring.

Shower Room with W.C.

8' 6" x 5' 8" (2.59m x 1.73m) Suite comprising of a tiled shower compartment with mains fitment, fixed head and hand held shower attachment; inset wash hand basin in vanity unit with cupboards below; low level W.C. with concealed cistern; fitted toiletries unit; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

'L' Shaped Inner Hall

U.P.V.C. framed double glazed door to side; oak strip wood flooring.

Bedroom No. 2

13' 2" x 11' 1" (4.01m x 3.38m) U.P.V.C. framed double glazed window to front; oak strip wood flooring.

Bedroom No. 3

8' 0" x 9' 8" (2.44m x 2.95m) U.P.V.C. framed double glazed window to rear; oak strip wood flooring.

Bathroom/Shower Room with W.C.

7' 7" x 9' 8" (2.31m x 2.95m) Suite comprising of a tiled shower compartment with mains fitment, fixed head and hand held shower attachment; panelled bath with mixer tap and shower attachment; inset wash hand basin in vanity unit with cupboard below housing integrated washing machine; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Detached Double Garage

Two electrically controlled up and over doors; power and light.

Covered Outdoor Heated Swimming Pool

26' 7" x 32' 3" (8.10m x 9.83m) Venus Ondine aluminium framed double glazed cover; 20 ft tiled swimming pool.

Front Garden

The front garden has an extensively paved driveway providing ample off road parking with timber gates providing access to the double garage and side gardens where there is space for a small caravan or motorhome.

Rear Garden

The good sized enclosed rear garden is laid out with established small trees, shrubs, bushes and various fruit trees; extensive patio area; stoned area and luxury wooden gazebo with fitted seats, table with 'Lazy Susan' lighting and thatched roof.

PLEASE NOTE

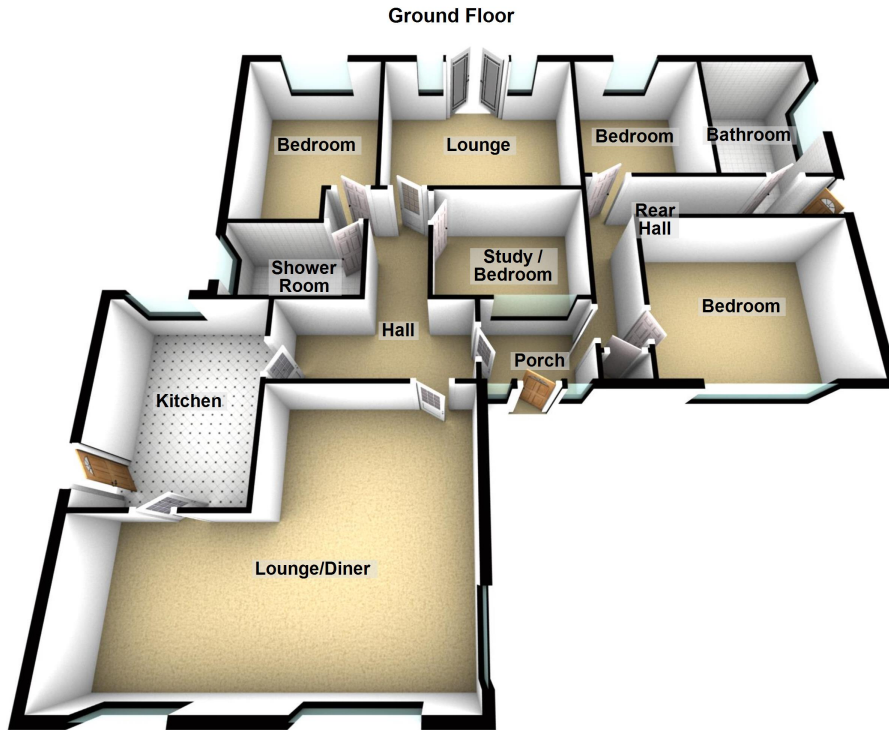
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



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 | | 81 |
| (55-68) | D | 70 | |
| (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 | |

