



29 Warren Green, Formby, Liverpool, Merseyside. L37 1XN

£375,000 Freehold

REDUCED



PROPERTY DESCRIPTION

NO UPWARD CHAIN....This extended detached true bungalow offers superb spacious and versatile accommodation, including a spacious entertaining room, kitchen open to a family/dining room, wet room and three double bedrooms. The property is situated in a popular residential location, convenient for Formby railway station, local shops, transport links and the Pinewoods nature reserve and beach.

FEATURES

- DETACHED TRUE BUNGALOW
- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- KITCHEN/FAMILY DINING ROOM
- THREE BEDROOMS
- WET ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- INTEGRAL GARAGE
- GARDENS & OFF ROAD PARKING



ROOM DESCRIPTIONS

Hall

7' 11" x 32' 6" (2.41m x 9.91m)

U.P.V.C framed double glazed door.

Lounge

16' 7" x 15' 9" (5.05m x 4.80m)

U.P.V.C framed double glazed window to front.

Kitchen/Family Dining Room

28' 01" x 10' 10" (8.56m x 3.30m) (maximum dimensions)

Range of base, wall and drawer units; stainless steel sink unit with mixer tap; built in oven; four burner gas hob with cooker hood above; integrated refrigerator/freezer; plumbing for a dishwasher; feature stone fire surround fitted with a coal effect living flame gas fire; U.P.V.C framed double glazed door and window to side; double glazed sliding patio door leading onto the rear garden.

Inner Hall

Bedroom No. 1

11' 5" x 14' 5" (3.48m x 4.39m)

U.P.V.C framed double glazed door and window to side; range of fitted wardrobes to two walls.

Bedroom No. 2

8' 10" x 10' 5" (2.69m x 3.17m)

U.P.V.C framed double glazed window.

Bedroom No. 3

9' 1" x 12' 2" (2.77m x 3.71m)

U.P.V.C framed double glazed window; range of fitted wardrobes to one wall; built in airing cupboard.

Wet Room

6' 4" x 7' 10" (1.93m x 2.39m)

Suite comprising a low level wc; wall hung wash hand basin; shower; tiled walls and flooring; U.P.V.C framed double glazed window.

Outside

Garage

Integrated; up and over door; plumbing for an automatic washing machine; wall hung boiler; power and light.

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn and has a block paved driveway providing ample parking for several cars. There is a side gate accessing the rear garden which has a paved patio area and is laid to lawn with borders containing shrubs and bushes.

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 **

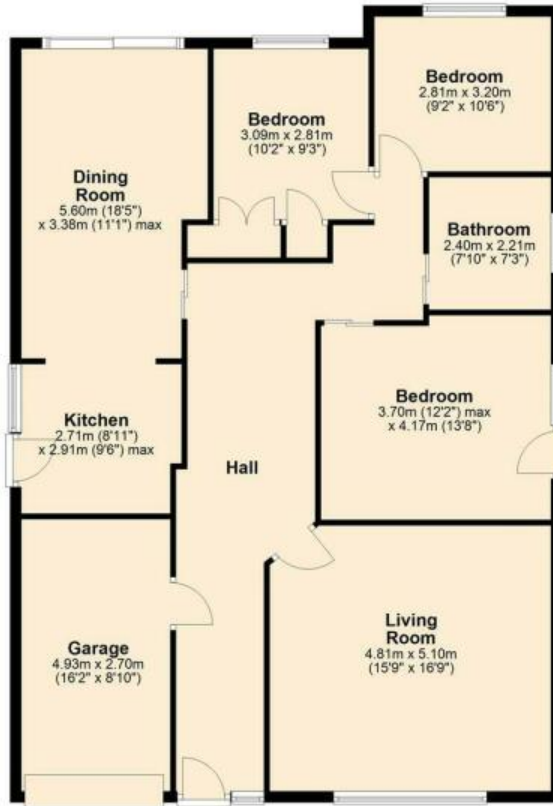






FLOORPLAN & EPC

Ground Floor



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(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	