



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

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN... Colette Gunter Estate Agents are delighted to bring to the market this semi-detached dormer style property which requires complete modernisation, however offers spacious and versatile accommodation for changing family needs with the advantage of a westerly facing rear garden. Situated in a popular residential location, convenient for local shops, Formby and Freshfield railway stations, local primary and secondary schools and the Pinewoods Nature and beach.

FEATURES

- NO UPWARD CHAIN
- IN NEED OF MODERNISATION
- WEST FACING REAR ENTERTAINING ROOM
- FRONT DINING ROOM/STUDY
- KITCHEN
- GROUND FLOOR BATHROOM WITH SEPARATE W.C.
- THREE BEDROOMS
- WARM AIR HEATING SYSTEM
- INTEGRAL GARAGE AND OFF ROAD PARKING
- WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Hall

Built in cupboard housing a 'Johnson & Starley' gas boiler serving the warm air heating and water system.

Rear Entertaining Room

15' 01" x 11' 03" (4.60m x 3.43m) Feature fireplace fitted with a log effect electric fire; double glazed window and door accessing the rear garden.

Dining Room / Study/ Bedroom

11' 10" x 8' 02" (3.61m x 2.49m) Double glazed window to front.

Kitchen

11' 00" x 8' 08" (3.35m x 2.64m) Base, wall and drawer units; double drainer stainless steel sink unit; freestanding cooker; space for an under counter refrigerator; space and plumbing for an automatic washing machine; part tiled walls; double glazed window to side and rear and double glazed door.

Family Bathroom

Suite comprising a pedestal wash hand basin and panelled bath; part tiled walls; double glazed window.

Separate WC

Low level WC; double glazed opaque window.

FIRST FLOOR

Bedroom No. 1

11' 11" x 11' 03" (3.63m x 3.43m) Double glazed window to rear; built in linen cupboard; exposed floorboards.

Bedroom No. 2

22' 02" x 11' 08" (6.76m x 3.56m) (approximate dimensions) Window to side and 'velux' roof light; timber cladding to ceilings and walls; exposed floorboards.

Bedroom No. 3

8' 03" x 5' 08" (2.51m x 1.73m) Double glazed window to front.

OUTSIDE

Integral Garage

Up and over door.

Gardens

Gardens are present to the front and rear. The front garden is gravelled with established shrubs and bushes with a paved driveway. The enclosed westerly facing rear garden has a patio area and is laid to lawn with flowering shrubs and bushes.

PLEASE NOTE

Property Disclaimer

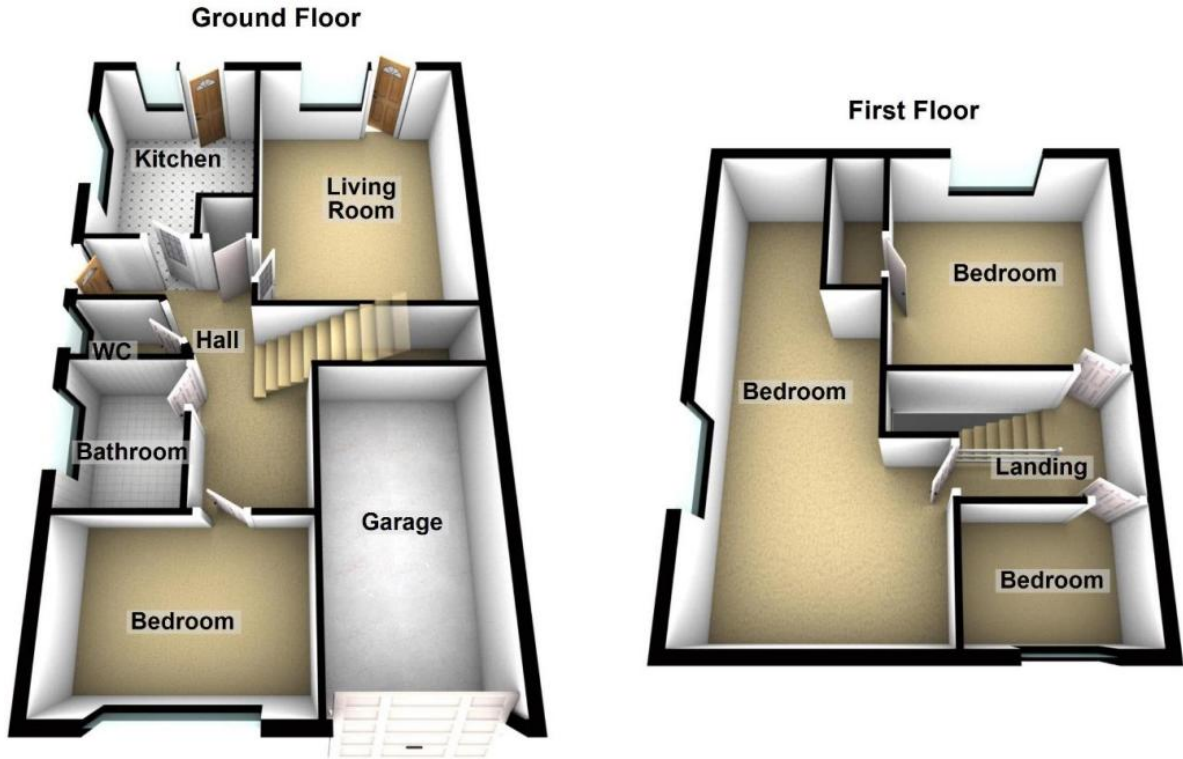
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	