



15 Grisedale Close, Formby, Liverpool, Merseyside. L37 2YE

£420,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this detached Rostron built dormer style house which has been meticulously maintained by the present owner and is a testament to decades of ownership. With a spacious and thoughtfully extended layout the property offers superb versatile family accommodation with adaptable and functional spaces, features include three entertaining rooms, four bedrooms, ground floor shower room and first floor family bathroom.

Occupying an attractive position in this popular cul-de-sac location the property is convenient for all local amenities including local primary and secondary schools, transport links including Formby Railway Station and Formby Village with its variety of restaurants, coffee shops, independent shops and supermarkets. EARLY VIEWING ADVISED

FEATURES

- CUL-DE-SAC LOCATION
- CONVENIENT FOR FORMBY RAILWAY STATION
- EXCELLENT FAMILY ACCOMMODATION
- THREE ENTERTAINING ROOMS
- CONSERVATORY
- ATTRACTIVE KITCHEN
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- SINGLE GARAGE, OFF ROAD PARKING & ATTRACTIVE GARDENS



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed, double opening storm doors with obscure glass and matching window to side; tiled floor.

Spacious Reception Hall

9' 5" x 14' 4" (2.87m x 4.37m) Glazed door with glazed window to side with obscure glass; understairs storage; wood effect laminate flooring.

Ground Floor Shower Room with W.C.

5' 9" x 5' 4" (1.75m x 1.63m) Suite comprising shower compartment with mains fitment, fixed head and hand held shower attachment; inset wash hand basin in vanity unit; low level W.C.; tiled walls; Amtico flooring; U.P.V.C. framed double glazed window to side with obscure glass.

Front Lounge

13' 10" x 13' 10" (4.22m x 4.22m) U.P.V.C. framed double glazed window to front; two U.P.V.C. framed double glazed windows to side; feature slate fireplace surround fitted with living flame coal effect gas fire; glazed double opening doors to:-

Dining Room

11' 9" x 9' 2" (3.58m x 2.79m) U.P.V.C. framed double glazed window to side; wood effect laminate flooring.

Family Room

11' 6" x 16' 0" (3.51m x 4.88m) U.P.V.C. framed double glazed window to side; feature fireplace fitted with living flame coal effect gas fire; U.P.V.C. framed double glazed sliding patio door to:-

Conservatory

12' 3" x 10' 6" (3.73m x 3.20m) U.P.V.C. framed double glazed windows and opening transoms; U.P.V.C. framed double glazed, double opening French doors to rear garden; fan light; wood effect flooring.

Attractive Kitchen

14' 1" x 9' 2" (4.29m x 2.79m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under double oven; four burner gas hob; cooker hood; integrated refrigerator/freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; wine storage; cupboard housing Vaillant wall mounted gas heating boiler; part tiled walls; Amtico flooring; U.P.V.C. framed double glazed window and door to rear.

First Floor

Turned Staircase.

Landing

U.P.V.C. framed double glazed window to side with obscure glass; loft access.



ROOM DESCRIPTIONS

Bedroom No. 1

13' 9" x 10' 4" (4.19m x 3.15m) U.P.V.C. framed double glazed window to front; range of built in furniture to include wardrobes with hanging rails and shelving and drawer units.

Bedroom No. 2

9' 9" x 9' 3" (2.97m x 2.82m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

8' 7" x 10' 4" (2.62m x 3.15m) U.P.V.C. framed double glazed window to front; built in wardrobes and drawer unit with shelving.

Bedroom No. 4

9' 2" x 6' 4" (2.79m x 1.93m) (maximum dimensions) U.P.V.C. framed double glazed window to rear; cylinder/linen cupboard.

Family Bathroom

6' 8" x 6' 3" (2.03m x 1.91m) Suite comprising panelled bath with telephone style mixer tap and shower attachment; inset wash hand basin in vanity unit; low level W.C.; shaver point; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Garage

Metal up and over door; U.P.V.C. framed double glazed window and door to rear; power and light.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with borders containing flowering shrubs and long brick paved driveway providing ample off road parking. The enclosed rear garden is laid to lawn with borders containing established small trees, flowering shrubs and bushes, brick paved patio, further patio to rear and garden shed.

PLEASE NOTE

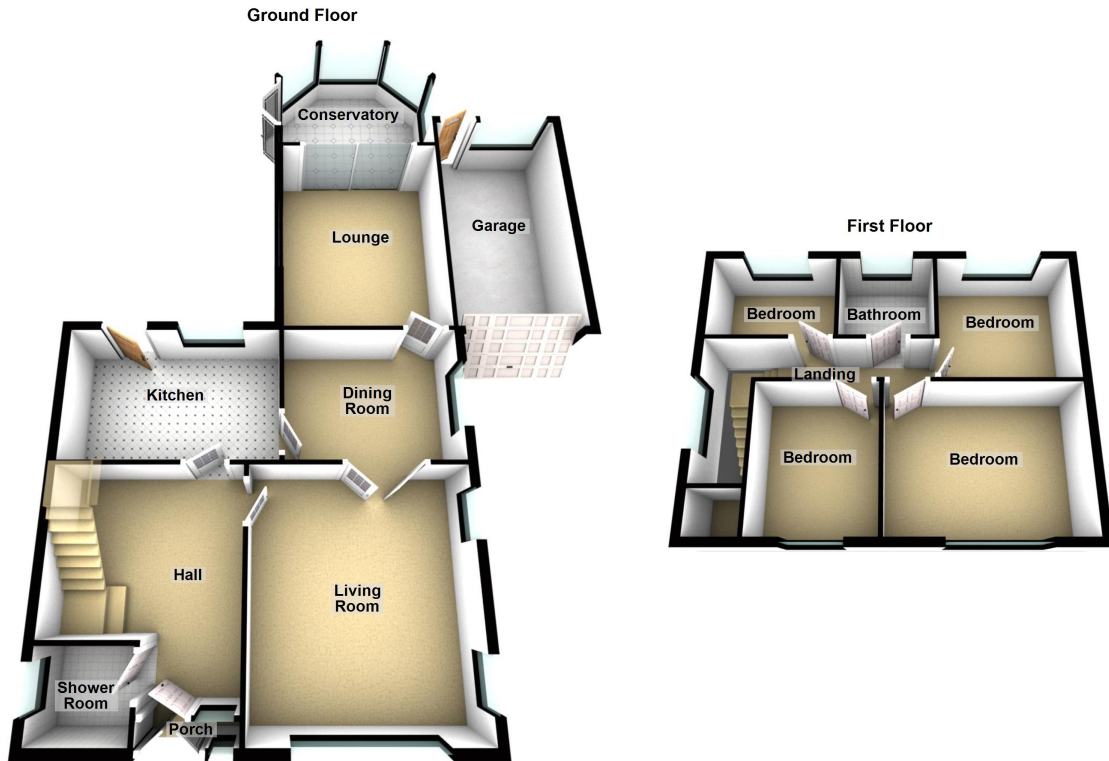
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



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		83
(55-68)	D	63	
(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	

