



4 Dickinson Road, Liverpool, Merseyside. L37 4BX

£335,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Offered for sale with NO ONWARD CHAIN is this charming double fronted cottage which is situated in a prime location. The property has been stylishly modernised by the present owner and offers bright, deceptively spacious accommodation. Features include a through lounge with French doors opening onto attractive rear gardens, superb kitchen with built in appliances open to dining room, three bedrooms and luxury shower room to the first floor. Additionally there is an attached single garage with utility area and ample off road parking.

Conveniently situated for all local amenities including local primary and secondary schools, transport links and a stones throw away from Formby Village with it vibrant atmosphere and vast array of coffee bars, restaurants and shops. EARLY VIEWING ADVISED

The property also offers the potential for extension to side and rear subject to the relevant planning consents.

FEATURES

- NO ONWARD CHAIN
- FULLY MODERNISED CHARMING DOUBLE FRONTED COTTAGE
- THROUGH ENTERTAINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN WITH BUILT IN APPLIANCES OPEN TO DINING ROOM
- THREE BEDROOMS
- LUXURY SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- POTENTIAL TO EXTEND TO SIDE & REAR SUBJECT TO PLANNING CONSENTS
- ATTACHED SINGLE GARAGE WITH UTILITY AREA
- ATTRACTIVE GOOD SIZED REAR GARDEN & AMPLE OFF ROAD PARKING TO FRONT



ROOM DESCRIPTIONS

Porch open to Entrance Hall

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window to both sides; wood effect laminate flooring; stairs to first floor.

Through Lounge

10' 4" x 14' 8" (3.15m x 4.47m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed, double opening French doors to rear garden; wood effect laminate flooring.

Cloakroom/W.C.

Suite comprising low level W.C.; inset wash hand basin in vanity unit.

Superb Kitchen

13' 7" x 9' 0" (4.14m x 2.74m) Range of grey high gloss base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; electric oven and integrated microwave in housing unit; induction hob with extractor over; integrated refrigerator/freezer; integrated dishwasher; pan drawers; wine storage; under unit lighting; wood effect laminate flooring; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to garage; open to:-

Dining Room

10' 4" x 10' 8" (3.15m x 3.25m) U.P.V.C. framed double glazed window to front; wood effect laminate flooring.

First Floor

Landing

Bedroom No. 1

10' 4" x 14' 9" (3.15m x 4.50m) U.P.V.C. framed double glazed window to front and rear; cupboard housing wall mounted gas heating boiler.

Bedroom No. 2

10' 6" x 11' 8" (3.20m x 3.56m) U.P.V.C. framed double glazed window to front; built in wardrobe with split length hanging rails.

Bedroom No. 3

7' 5" into door recess x 9' 4" (2.26m x 2.84m) U.P.V.C. framed double glazed window to rear; access to partially boarded loft via pull down ladder.

Luxury Shower Room

7' 7" x 5' 4" (2.31m x 1.63m) Suite comprising large tiled walk-in shower with Mira mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with cupboards below; low level W.C.; chrome ladder style radiator; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Attached Single Garage

Double opening timber doors; utility area to rear with plumbing for automatic washing machine and space for tumble dryer; door and window to rear.

Gardens

Attractive gardens are present to front and rear. The front garden has a low wall, lawned area with borders containing established flowering shrubs and bushes and paved driveway providing ample off road parking. The good sized rear garden is laid to lawn with crazy paved pathways, borders containing small trees, flowering shrubs and bushes, various seating areas including a raised decked patio.

PLEASE NOTE

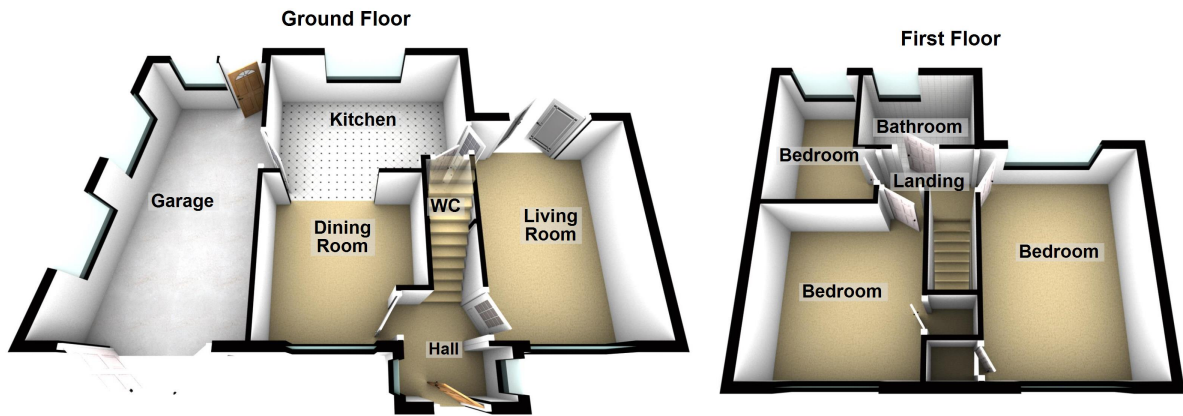
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

