



**62 Marina Road, Formby, Liverpool, Merseyside. L37 6BP**

**Offers in Region of £230,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to bring to the market this well planned three bedroom semi-detached house which requires some modernisation but offers plenty of potential and would appeal to a variety of buyers. The property is situated in a popular residential location convenient for local schools and shops, Formby railway station, Formby village with all its amenities and the pinewoods nature reserve and beach. NO UPWARD CHAIN

## FEATURES

- NO UPWARD CHAIN
- IN NEED OF MODERNISATION
- ENTRANCE HALL
- THROUGH ENTERTAINING ROOM
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- SINGLE GARAGE AND PARKING
- GARDENS



## ROOM DESCRIPTIONS

### Hall

Composite glazed door with 'leaded' lights; cloaks cupboard; understairs storage; meter cupboard; stairs to first floor.

### Through Entertaining Room

11' 7" reducing to 8' 7" x 22' 8" (3.53m x 6.91m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed French door to rear with matching side windows.

### Kitchen

8' 7" x 8' 0" (2.62m x 2.44m) Base, wall and drawer units; one and a half bowl single drainer, stainless steel sink unit with mixer tap; integrated refrigerator; four burner gas hob; electric oven and microwave in housing unit; part tiled walls; door to garage; U.P.V.C. framed double glazed window to rear.

### First Floor

#### Landing

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

#### Bedroom No. 1

9' 7" x 11' 8" (2.92m x 3.56m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall; cylinder cupboard.

#### Bedroom No. 2

10' 9" into wardrobe x 10' 6" (3.28m x 3.20m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall.

#### Bedroom No. 3

6' 9" x 10' 5" (2.06m x 3.17m) U.P.V.C. framed double glazed window to front; built in wardrobe.

#### Bathroom with W.C.

6' 8" x 5' 4" (2.03m x 1.63m) Suite comprising of bath with mains shower over; pedestal wash hand basin; low level W.C.; ladder style radiator; U.P.V.C. framed double glazed window to rear with obscure glass.

#### Outside

##### Single Garage

Metal up and over door; door to rear.

##### Gardens

Gardens are present to front and rear.

### 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 \*\*







# EPC

