



23 Monks Close, Formby, Liverpool, Merseyside. L37 6DH

£195,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to bring to the market this well planned two bedroom semi-detached true bungalow which requires modernisation but offers huge potential to fully renovate and extend (subject to the usual planning consents) and transform into a beautiful home. The property is situated in a popular cul-de-sac location convenient for local shops, bus routes, transport links, local schools and Formby village with its wide variety of bars, restaurants and shops.

FEATURES

- IN NEED OF MODERNISATION
- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM WITH WC COMBINED
- SINGLE GARAGE & OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Enclosed Vestibule

Double glazed windows and door; tiled flooring.

Front Entertaining Room

15' 10" x 12' 01" (4.83m x 3.68m) Double glazed window to front; feature fire surround fitted with a coal effect gas fire; two wall light points.

Kitchen

10' 10" x 6' 09" (3.30m x 2.06m) Range of base, wall and drawer units; built under electric oven; single stainless steel sink unit with mixer tap; space for an under unit refrigerator and plumbing for an automatic washing machine; cupboard housing a floor standing 'Glow Worm' gas heating boiler; part tiled walls; door to side porch...

Side Porch

Windows and door.

iNNER HALL

Access to loft space via a pull down ladder.

Bedroom No. 1

13' 02" (to wardrobes) x 9' 01" (4.01m x 2.77m) Double glazed window to rear; cupboard housing a water cylinder; built in wardrobes with mirrored doors and hanging rails and shelving.

Bedroom No. 2

10' 02" x 9' 1" (3.10m x 2.77m) Double opening doors leading to...

Garden Room

10' 05" x 7' 01" (3.17m x 2.16m) Windows and door leading to the rear garden; tiled flooring.

Shower Room with WC combined

Suite comprising a low level wc; wash hand basin in a vanity unit with mixer tap; shower enclosure fitted with an 'Aqualisa' fitment; tiled walls; double glazed opaque window to side.

OUTSIDE

Single Garage with Pitched Roof

Up and over door; power and light; built in cupboards and work bench.

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with a paved driveway. The enclosed south facing rear garden is laid to lawn with borders containing shrubs, bushes and a greenhouse.

NOTE

All carpets, curtains, curtain poles and blinds are included in the sale

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 **







EPC

