



38 Buckfast Drive, Formby, Liverpool, Merseyside. L37 4HD

Offers Over £260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to offer for sale this immaculately presented and thoughtfully extended semi detached house, viewing is essential to fully appreciate the deceptively spacious family accommodation on offer. The property which has been owned by the same family for over 40 years once served as a five bedroom property, now three double bedrooms with the potential to be reconfigured to suit changing family needs. Situated in a popular established location which is convenient for local primary and secondary schools, local bus routes and Formby Village with all its amenities.

FEATURES

- EXTENDED SEMI DETACHED HOUSE
- OPEN PLAN LOUNGE/DINING ROOM & KITCHEN
- FAMILY ROOM
- GROUND FLOOR SHOWER ROOM WITH W.C.
- LAUNDRY ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- GAS HEATING SYSTEM (NEW BOILER INSTALLED 2021)
- DOUBLE GLAZED WINDOWS & DOORS
- SINGLE GARAGE
- DELIGHTFUL REAR GARDEN & OFF ROAD PARKING TO FRONT



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed windows; solid wood strip flooring.

Hall

Glazed double open doors; understairs storage; stairs to first floor; U.P.V.C. framed double glazed high level window; cloaks cupboard.

Ground Floor Shower Room

7' 5" x 8' 1" (2.26m x 2.46m) Suite comprising of a tiled shower compartment fitted with Aqualisa electric shower; pedestal wash hand basin; low level W.C.; ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed high level window to side with obscure glass.

Front Lounge

10' 4" x 12' 10" (3.15m x 3.91m) U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with living flame coal effect gas fire; built in cupboard and shelving to recess. open to:-

Dining Room open to Breakfast Kitchen

26' 7" x 10' 0" (8.10m x 3.05m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; space for slot in cooker; extractor; plumbing for automatic dishwasher; china cupboards; pan drawers; tiled floor; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass; glazed double opening doors to family room.

Laundry Room

9' 0" x 9' 11" (2.74m x 3.02m) Base cupboards; one and a half bowl single drainer sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; space for upright refrigerator/freezer; Worcester wall mounted gas heating boiler; storage cupboards with shelving; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side with obscure glass.

Rear Family Room

15' 9" x 10' 0" (4.80m x 3.05m) U.P.V.C. framed double glazed, double opening French doors to rear garden; feature oak fireplace surround.

First Floor

Landing

Loft access.

Bedroom No. 1

9' 10" x 13' 0" (3.00m x 3.96m) U.P.V.C. framed double glazed window to front; open to:-

Dressing Room (original Bed 3)

6' 6" x 9' 10" (1.98m x 3.00m) U.P.V.C. framed double glazed window to front; built in wardrobe.

Bedroom No. 2

9' 1" x 18' 10" (excluding recess) (2.77m x 5.74m) U.P.V.C. framed double glazed window to front and rear; laminate flooring.

Bedroom No. 3

9' 11" x 10' 10" (3.02m x 3.30m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

Bathroom with W.C.

Suite comprising of a panelled bath with centre mixer tap; mains shower over; inset wash hand basin in vanity unit with cupboard below; low level W.C. with concealed cistern; ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Single Garage

Up and over door.

Gardens

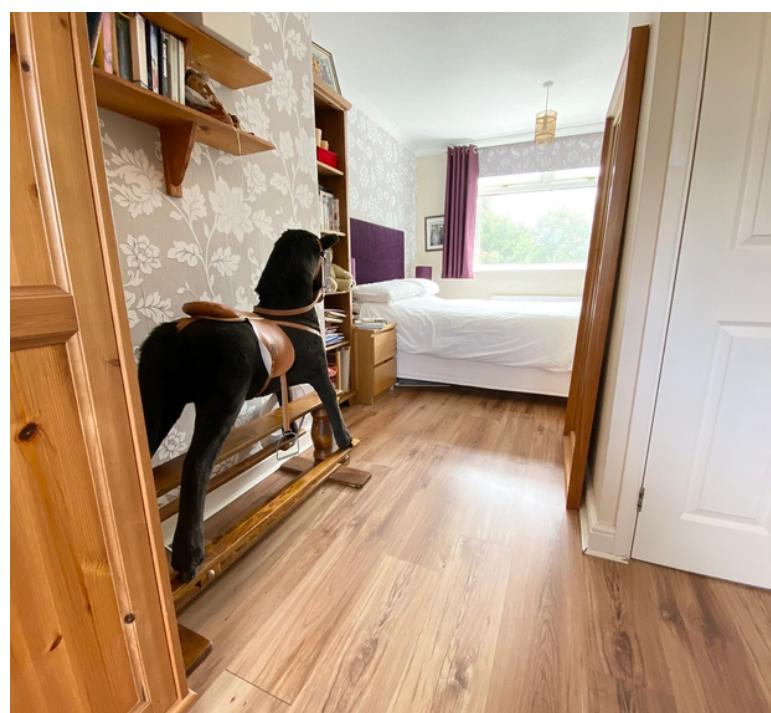
Gardens are present to front and rear. The front garden has a block paved driveway proving off road parking. The delightful enclosed rear garden has a raised lawn with borders containing an abundance of small trees, shrubs and bushes with two paved patio areas and summerhouse.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

