

£270,000  
Freehold



COLETTE  
**GUNTER**  
Estate Agents



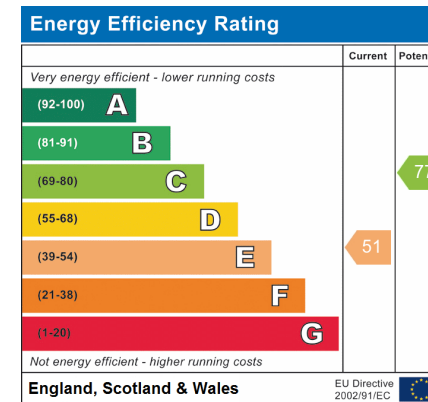


### Features

- NO UPWARD CHAIN
- TRUE BUNGALOW
- SPACIOUS LOUNGE
- KITCHEN
- BATHROOM & SEPARATE W.C.
- THREE BEDROOMS
- ALARM & SECURITY SYSTEM
- DOUBLE GLAZING
- SINGLE GARAGE
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN

### Summary of Property

NO UPWARD CHAIN.....Colette Gunter Estate Agents are pleased to present to the market this well planned semi detached true bungalow which would appeal to a wide variety of buyers. The property occupies a pleasant position in this popular established location which is convenient for Formby Railway Station, local primary & secondary schools, local bus routes and a short distance away from Formby Village with all its amenities to include coffee bars, restaurants, local shops and supermarkets.



## Room Descriptions

### Enclosed Vestibule

U.P.V.C. framed double glazed door and U.P.V.C. framed double glazed window to side.

### Hall

Glazed door; cloaks cupboard with hanging rail.

### Rear Lounge

12' 9" x 17' 2" (3.89m x 5.23m) Feature brick built fireplace with open grate; double glazed sliding patio door with matching side panel to rear garden.

### Kitchen

10' 0" x 12' 10" (3.05m x 3.91m) Base, wall and drawer units; double drainer stainless steel sink unit; space for slot in cooker; space for undercounter refrigerator; plumbing for automatic washing machine; space for tumble dryer; cylinder cupboard; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side.

### Bedroom No. 1

11' 5" x 12' 11" (3.48m x 3.94m) U.P.V.C. framed double glazed window to front.

### Bedroom No. 2/Dining Room

11' 4" x 9' 9" (3.45m x 2.97m) U.P.V.C. framed double glazed bow window to front with deep sill.

### Bedroom No. 3

6' 9" x 10' 8" (2.06m x 3.25m) U.P.V.C. framed double glazed window to side.

### Bathroom

5' 4" x 5' 10" (1.63m x 1.78m) Suite comprising a panelled bath with Triton electric shower over; pedestal wash hand basin; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Separate W.C.

Low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

### Single Garage

Metal up and over door.

### Brick Built Out House

### Gardens

Gardens are present to front and rear. The front garden is laid to lawn with borders containing established small trees, shrubs and bushes and driveway providing ample off road parking. The good size rear garden is well stocked with established plants, shrubs and bushes.

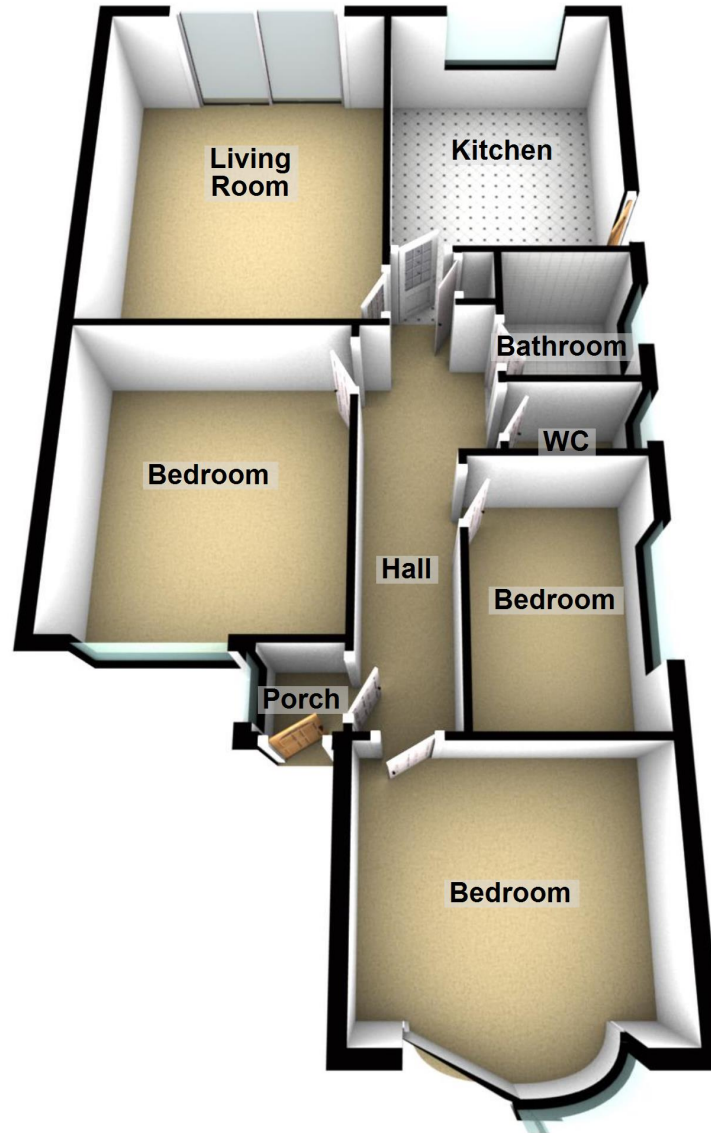
### PLEASE NOTE

\*\*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 \*\*





Ground Floor



Measurements are approximate  
Plan produced using PlanUp.