



34 Greenloons Walk, Formby, Liverpool, Merseyside. L37 2LE

£285,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to offer for sale this well planned detached dormer style house which requires some modernisation however offers spacious and versatile family accommodation and has the advantage of a south facing rear garden. The property offers huge potential and is situated in a popular residential location convenient for local Primary and Secondary Schools, Formby railway station, Formby village with all its amenities and the National Trust Pinewoods Nature Reserve and beach.

FEATURES

- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM
- BREAKFAST KITCHEN
- LAUNDRY ROOM WITH WC
- TWO GROUND FLOOR BEDROOMS
- TWO FIRST FLOOR BEDROOMS
- FAMILY BATHROOM WITH WC.
- MAJORITY DOUBLE GLAZING
- GAS HEATING SYSTEM
- SINGLE GARAGE
- PARKING
- SOUTH FACING REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Glazed door and windows.

Front Entertaining Room

10' 06" x 17' 05" (3.20m x 5.31m) U.P.V.C framed double glazed window to front; wall mounted contemporary gas fire; built in cupboard.

Breakfast Kitchen

8' 06" x 17' 01" reducing to 14'05" (2.59m x 5.21m x 4.39m) Base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for under counter refrigerator; part tiled walls; U.P.V.C framed double glazed window to front and side.

Laundry Room/ WC

Base and wall cupboards; single drainer stainless steel sink unit; plumbing for automatic washing machine; low level wc; wall mounted 'Worcester 24 CDI' gas combination boiler fitted with Greenstar filter (installed December 2017); tiled floor; glazed window and door to side with obscure glass.

Ground Floor Bedroom No. 1

10' 03" (to wardrobe) x 10' 05" (3.12m x 3.17m) U.P.V.C framed double glazed tilt and slide patio door leading onto the rear garden; built in wardrobe to one wall with hanging rails and shelving and providing access to further understairs storage.

Ground Floor Bedroom 4 / Study

7' 04" x 8' 06" (2.24m x 2.59m) U.P.V.C framed double glazed window to rear.

FIRST FLOOR

Landing

Door to under eaves storage (Potential to extend to make two further bedrooms - subject to the usual planning consents)

Bedroom No. 2

13'09" x 8'06" increasing to 10'08" into recess (maximum dimensions) (4.19m x 3.25m x 3.25m) U.P.V.C framed double glazed window to front; built in wardrobe.

Bedroom No. 3

8' 07" x 13' 08" (2.62m x 4.17m) U.P.V.C framed double glazed window to front; built in wardrobe; laminate flooring.

Family Bathroom with WC

5' 05" x 7' 08" (1.65m x 2.34m) Suite comprising a panelled bath with mains shower above; pedestal wash hand basin and low level wc; part tiled walls; U.P.V.C framed double glazed window to side with obscure glass.

OUTSIDE

Single Garage

Metal up and over door; power and light (separate circuit)

Gardens

Gardens are present to the front and rear. The front garden has a long driveway providing ample parking. The enclosed south facing rear garden is laid to lawn with borders containing trees, bushes and shrubs.

PLEASE NOTE

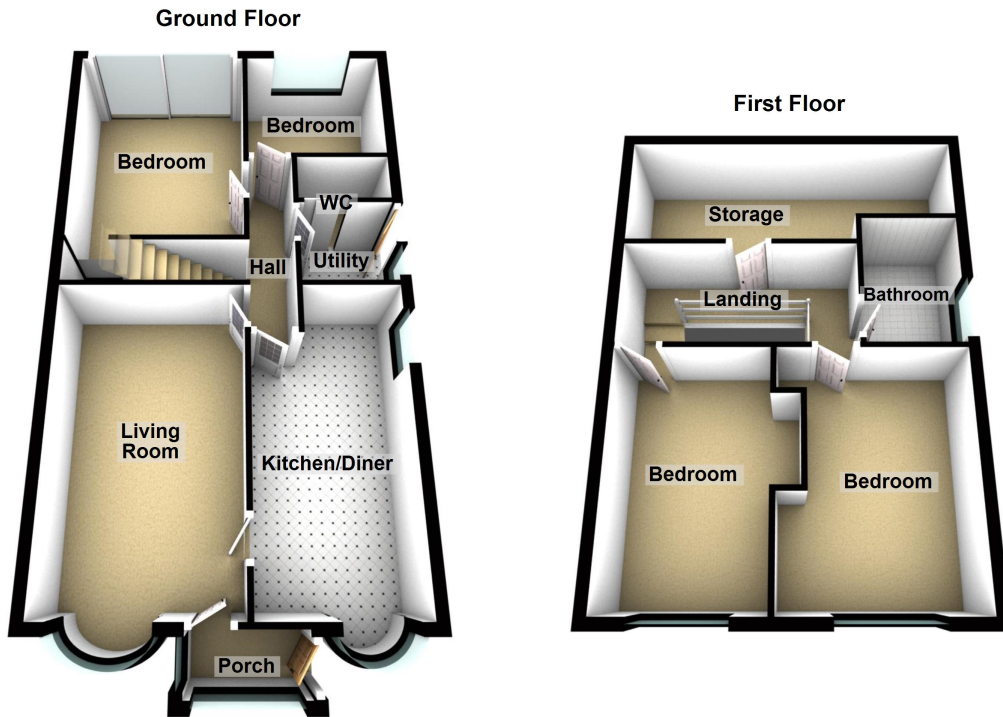
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Measurements are approximate
Plan produced using PlanUp.

