



3 Granton Close, Formby, Liverpool, Merseyside. L37 3PH

£410,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned detached house which offers superb family accommodation, features include a spacious lounge with doors to dining room, well appointed kitchen and FOUR bedrooms. Whilst in need of some modernisation the property offers superb potential and with some investment could be transformed into a stylish home.

Set in delightful established gardens with the advantage of a westerly rear aspect in this prime location which is just a stones throw away from all local amenities including Formby Railway Station, local primary and secondary schools and vibrant Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- CUL DE SAC LOCATION CLOSE TO FORMBY VILLAGE & FORMBY RAILWAY STATION
- WELL PLANNED DETACHED FAMILY HOUSE
- GROUND FLOOR W.C.
- SPACIOUS LOUNGE WITH SLIDING DOORS TO DINING ROOM
- WELL APPOINTED KITCHEN
- FOUR BEDROOMS
- FIRST FLOOR FAMILY BATHROOM & SEPARATE W.C.
- ESTABLISHED GARDENS TO FRONT & REAR
- SINGLE GARAGE & OFF ROAD PARKING
- WESTERLY REAR ASPECT



ROOM DESCRIPTIONS

Hall

Glazed door; storage cupboard.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C.; part tiled walls; glazed window to front with obscure glass.

Front Lounge

11' 10" x 19' 4" into bay (3.61m x 5.89m) Double glazed box bay window to front; U.P.V.C. framed double glazed window to side with obscure glass; feature fireplace fitted with coal effect electric fire; glazed sliding doors to:-

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m) Double glazed French door to rear garden with matching side windows; U.P.V.C. framed double glazed window to side with obscure glass.

Kitchen

11' 9" x 11' 9" (3.58m x 3.58m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; Neff four burner gas hob; cooker hood; Neff built under electric oven; integrated refrigerator/freezer; integrated washing machine; plumbing for automatic dishwasher; china cupboards; broom cupboard; part tiled walls; double glazed window to rear; glazed door to:

Outer Porch

Door to side; door to garage.

Utility/Store

Housing wall mounted Worcester Bosch condensing gas heating boiler.

First Floor

Turned Staircase

Double glazed window to front.

Landing

Access to partially boarded loft via aluminium folding ladder.

Bedroom No. 1

11' 10" x 15' 1" (3.61m x 4.60m) Glazed window to front.

Bedroom No. 2

11' 10" x 13' 6" (3.61m x 4.11m) Glazed window to rear.

Bedroom No. 3

9' 3" x 15' 2" (2.82m x 4.62m) Glazed window to front.

Bedroom No. 4

9' 4" x 9' 3" (2.84m x 2.82m) Glazed window to rear.

Bathroom

6' 9" into bath x 9' 3" (2.06m x 2.82m) Suite comprising panelled bath with Mira mains fitment over; inset wash hand basin in vanity unit with cupboards below ; part tiled walls; cylinder/linen cupboard; glazed window to rear with obscure glass.

Separate W.C.

5' 9" x 3' 10" (1.75m x 1.17m) Comprising low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Integral Single Garage

9' 0" x 19' 0" (2.74m x 5.79m) Metal up and over door; power and light; two U.P.V.C. framed double glazed windows to side.

Gardens

Established gardens are present to front and rear. The front garden is laid to lawn with flowering shrubs and bushes and block paved driveway providing off road parking. The enclosed westerly facing rear garden is laid to lawn with well stocked borders containing a variety of small trees, flowering shrubs and bushes and block paved patio area; inset garden store.

PLEASE NOTE

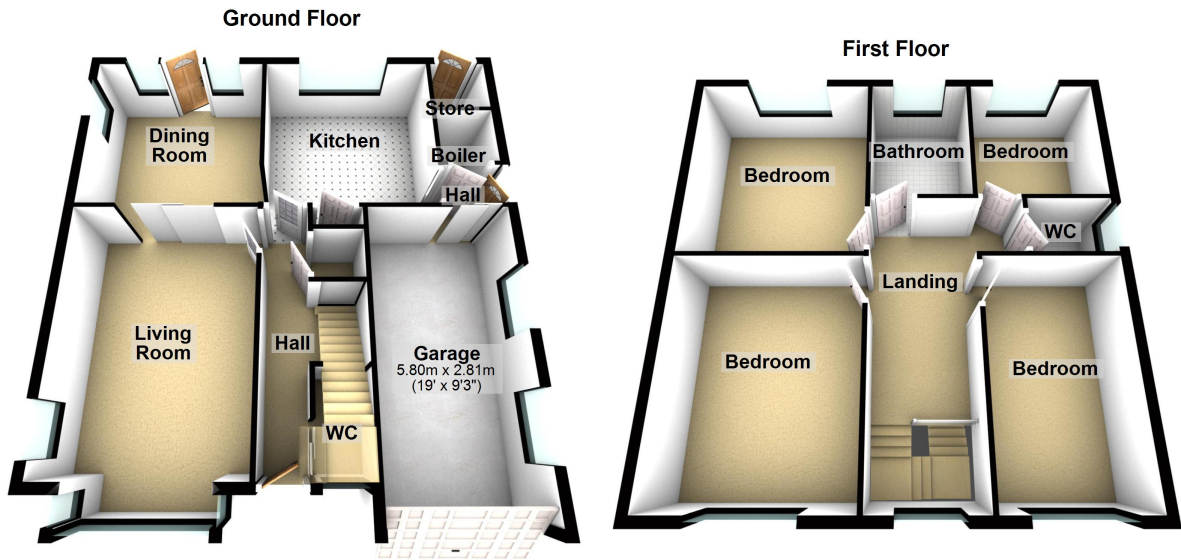
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(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	

