



4 Harington Green, Formby, Liverpool, Merseyside. L37 1XS

Offers in Region of £470,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to offer for sale this detached house which offers superb family accommodation, whilst requiring some modernisation its great potential lies in its spacious rooms allowing for creative renovation ideas including the possibility to extend to the side over the garage subject the relevant planning consents. Features include a large lounge with dining area, FOUR bedrooms and double garage.

The property would appeal to a wide variety of buyers and occupies a pleasant position in this popular sought after location which is convenient for all local amenities including local primary and secondary schools, transport links including Formby Railway Station with links to Liverpool & Southport, The National Trust Pinewoods Nature Reserve & Beach and Formby Village with its wide variety of coffee shops, restaurants, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- POTENTIAL FOR EXTENSION (subject to the relevant planning consents)
- 'L' SHAPED LOUNGE WITH DINING AREA
- KITCHEN
- FOUR BEDROOMS
- FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZING & WARM AIR HEATING SYSTEM
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- GARDENS FRONT & REAR



ROOM DESCRIPTIONS

Covered Entrance

Spacious Hall

13' 2" x 10' 5" (4.01m x 3.17m) (maximum dimensions)
Glazed door; cloaks cupboard with access to understairs storage; cupboard housing warm air heating system.

Cloakroom/W.C.

Suite comprising wash hand basin in vanity unit with mixer tap and cupboard below; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

'L' Shaped Entertaining Room with Dining Area

19' 3" x 22' 8" (5.87m x 6.91m) reducing to 12' 3" x 11' 4" (3.73m x 3.45m) U.P.V.C. framed double glazed window to front and rear; U.P.V.C. framed double glazed sliding patio door to rear garden with matching side panels.

Kitchen

11' 6" x 11' 2" (3.51m x 3.40m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; double oven in housing unit; four burner gas hob; extractor; space for upright refrigerator/freezer; part tiled walls; tiled floor.

Turned Staircase

Landing

U.P.V.C. framed double glazed window to front; loft access; cylinder/linen cupboard.

Bedroom No. 1

17' 5" x 12' 0" (5.31m x 3.66m) U.P.V.C. framed double glazed window to rear; built in cupboard; built in wardrobe.

Bedroom No. 2

U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

12' 3" x 9' 8" (3.73m x 2.95m) U.P.V.C. framed double glazed window to front.

Bedroom No. 4

8' 7" x 7' 8" excluding door recess (2.62m x 2.34m) U.P.V.C. framed double glazed window to side.

Shower Room

5' 8" x 7' 9" (1.73m x 2.36m) Suite comprising large tiled shower compartment with mains fitment; inset wash hand basin in vanity unit; low level W.C. with concealed cistern; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Double Garage

Two metal up and over doors; power and light; plumbing for automatic washing machine.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with borders containing flowering shrubs and bushes and extensive brick paved driveway providing ample off road parking. The enclosed rear garden is laid to lawn with established shrubs and bushes and paved patio area.

PLEASE NOTE

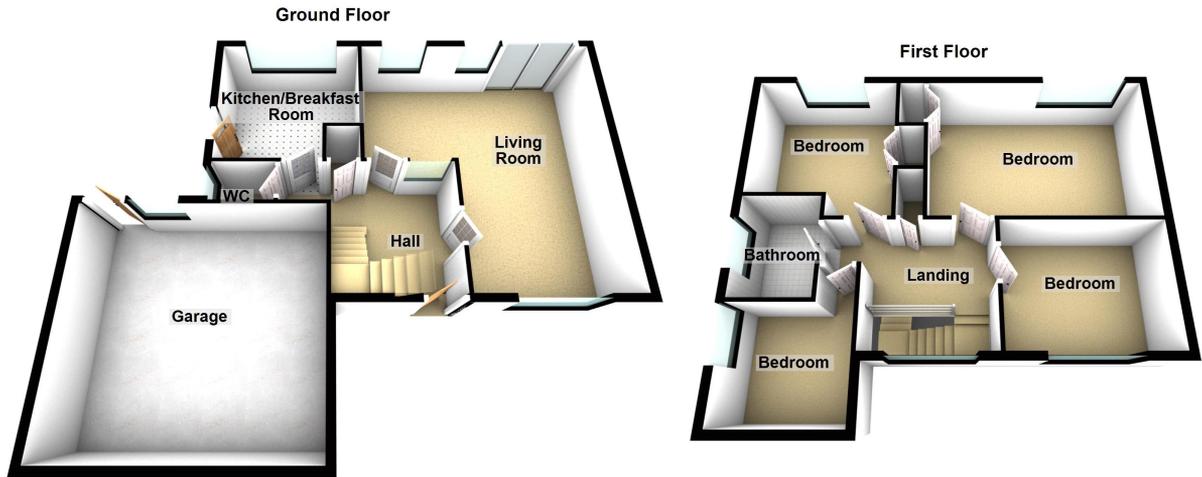
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	