



**18 Richardson Road, Formby, Liverpool, Merseyside. L37 6GD**

**£295,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present The Birchmoor by Barratt Homes, this immaculately presented modern semi detached house is situated within the new Pinewood Park Development. On entering the property you are greeted with a comfortable lounge which leads to an attractive dining kitchen with built in appliances, to the first floor there are THREE bedrooms and modern family bathroom. Outside the property benefits from a beautifully landscaped southerly facing rear garden and driveway to the front providing off road parking for two cars. Pinewood Park is conveniently situated for all local amenities including local primary and secondary schools, local shops, transport links and Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets.

## FEATURES

- ATTRACTIVE SEMI DETACHED HOUSE
- NHBC WARRANTY
- EPC RATING B
- ATTRACTIVE LOUNGE
- DINING KITCHEN WITH BUILT IN APPLIANCES
- GROUND FLOOR W.C.
- THREE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- LANDSCAPED SOUTHERLY FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS



## ROOM DESCRIPTIONS

### Open Vestibule Entrance

Double glazed composite door; stairs to first floor.

### Lounge

15' 7" into stair recess x 14' 5" (4.75m x 4.39m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed window to side; feature wall mounted electric fire; wood effect flooring.

### Dining Kitchen

9' 8" x 15' 0" (2.95m x 4.57m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; range of built in Zanussi appliances to include built under electric oven, four burner gas hob with extractor over; integrated dishwasher, refrigerator/freezer and washing machine; cupboard housing wall mounted Ideal Logic gas heating boiler; understairs storage cupboard with shelving; wood effect flooring; U.P.V.C. framed double glazed window to rear.

### Inner Vestibule

4' 9" x 5' 3" (1.45m x 1.60m) Double glazed composite door to rear garden; wood effect flooring.

### Cloakroom/W.C.

4' 9" x 5' 10" (1.45m x 1.78m) Suite comprising pedestal wash hand basin and low level W.C.; space for tumble dryer; wood effect flooring.

### First Floor

#### Spacious Landing

Access to a partially boarded loft via a pull down ladder.

#### Bedroom No. 1

15' 1" x 11' 8" (4.60m x 3.56m) U.P.V.C. framed double glazed window to front; linen cupboard.

#### Bedroom No. 2

7' 6" x 13' 5" (2.29m x 4.09m) U.P.V.C. framed double glazed window to rear.

#### Bedroom No. 3

7' 0" x 9' 9" (2.13m x 2.97m) U.P.V.C. framed double glazed window to rear.

#### Family Bathroom

7' 5" x 5' 9" (2.26m x 1.75m) Suite comprising panelled bath with mixer tap, mains shower over and folding shower screen; pedestal wash hand basin; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Gardens

To the front of the property there is laurel hedging with artificial lawn with driveway to side providing parking for two vehicles. The southerly landscaped rear lawn is laid to lawn with paved patio, garden shed and timber framed gazebo providing a sheltered sitting 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 \*\*







# EPC

