



**Flat 4 The Hawthornes, 10 York Road, Formby, Liverpool,
Merseyside. L37 8BA**

Offers in Region of £170,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

NO CHAIN DELAY....Colette Gunter Estate Agents are pleased to offer for sale this deceptively spacious first floor apartment which occupies a pleasant position in this small select development, in need of some modernisation this property would appeal to a wide variety of buyers. Situated in the heart of Formby Village and close to all local amenities including restaurants, coffee bars, local shops, supermarkets and transport links. EARLY VIEWING ADVISED.

FEATURES

- FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE
- VILLAGE LOCATION
- NO CHAIN DELAY
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- SPACIOUS BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE EN-BLOC
- ATTRACTIVE COMMUNAL GARDENS



ROOM DESCRIPTIONS

Private Entrance

Stairs to first floor; U.P.V.C. framed double glazed window to side with obscure glass.

Hall

Lounge

10' 10" x 14' 5" (3.30m x 4.39m) U.P.V.C. framed double glazed window to front with deep sill.

Dining Kitchen

14' 5" into recess x 11' 8" (4.39m x 3.56m) Base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; built under electric oven; ceramic hob; plumbing for automatic washing machine; space for upright refrigerator/freezer; part tiled walls; U.P.V.C. framed double glazed window to rear.

Bedroom No. 1

13' 5" x 8' 4" into wardrobe (4.09m x 2.54m) U.P.V.C. framed double glazed window to front; built in cupboard with shelving; built in wardrobes with mirrored sliding doors, hanging rails and shelving.

Bedroom No. 2

13' 3" x 7' 4" into wardrobe (4.04m x 2.24m) U.P.V.C. framed double glazed window to rear; built in wardrobes with mirrored sliding doors, hanging rails and shelving; wall mounted Baxi gas heating boiler.

Bathroom

9' 8" x 5' 7" (2.95m x 1.70m) Suite comprising panelled bath with Triton electric shower over; inset wash hand basin in vanity unit; low level W.C.; extractor; part tiled walls.

Outside

Single Garage En-Bloc

Metal up and over door.

Communal Gardens

Note

There is a service charge payable - details upon request

PLEASE NOTE

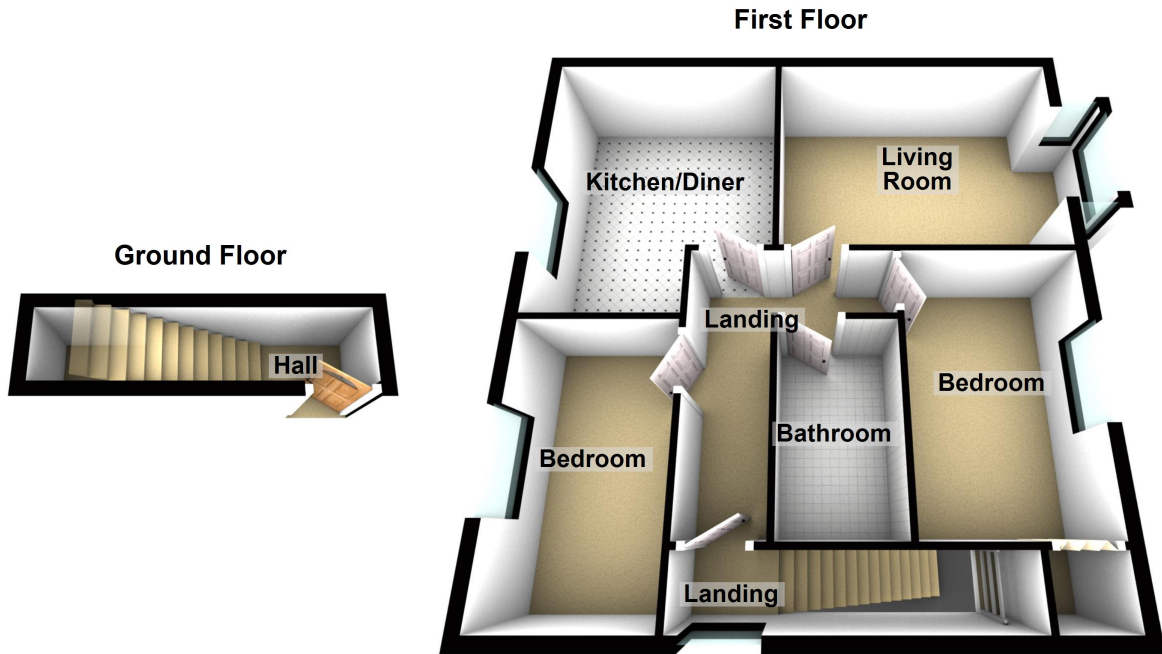
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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	79	79
(55-68)	D		
(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 