



9 Whitehouse Avenue, Formby, Liverpool, Merseyside. L37 3LR

Offers in Region of £275,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this deceptively spacious end terrace property which offers thoughtfully re-designed accommodation that combines classic features with modern amenities. Features include a bright lounge, attractive dining kitchen with bi-folding doors to a superb conservatory and ground floor bathroom with utility area. To the first floor there are TWO DOUBLE bedrooms, luxury period style en-suite bathroom with freestanding claw foot bath tub and dressing room with stairs to a bonus loft room. Outside the long southerly facing rear garden is a true sanctuary featuring a beautifully crafted pergola that provides a shaded area for outdoor dining and relaxation. At the far end of the garden is a private gymnasium which offers a dedicated space for fitness enthusiasts.

The property is situated in a popular established location which is convenient for local primary and secondary schools, transport links and a stones throw away from Formby Village with all its amenities. EARLY VIEWING ADVISED.

FEATURES

- CUL-DE-SAC LOCATION CLOSE TO FORMBY VILLAGE
- ATTRACTIVE LOUNGE
- SPACIOUS DINING KITCHEN WITH BI-FOLDING DOORS TO SUPERB CONSERVATORY
- GROUND FLOOR BATHROOM/UTILITY & LUXURY FIRST FLOOR EN-SUITE BATHROOM
- TWO DOUBLE BEDROOMS
- DRESSING ROOM WITH STAIRS TO LOFT/HOBBIES ROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- SOUTHERLY FACING REAR GARDEN WITH BESPOKE PERGOLA, SUMMER HOUSE & OUTDOOR GYMNASIUM
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Canopied Entrance

Hall

Composite glazed door; tiled floor.

Lounge

14' 4" x 12' 9" (4.37m x 3.89m) U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with a log effect electric fire; understairs storage; tiled floor; oak double opening glazed doors to:

Dining Kitchen

9' 8" x 14' 5" (2.95m x 4.39m) Superb range of base, wall and drawer units; double ceramic sink unit with mixer tap; electric oven and integrated microwave in housing unit; four burner gas hob with extractor above; integrated dishwasher; tiled floor; U.P.V.C. framed double glazed bi-folding doors to:-

Spacious Conservatory

11' 0" x 12' 1" (3.35m x 3.68m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed double opening French doors to rear garden; tiled floor.

Ground Floor Bathroom with Utility Area

7' 1" x 8' 3" (2.16m x 2.51m) Suite comprising panelled bath with mains shower fitment, hand held shower attachment and fixed head rain shower; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; utility area with plumbing for automatic washing machine and space for tumble dryer; tiled floor.

First Floor

Landing

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

Bedroom No. 1

10' 1" x 8' 4" (3.07m x 2.54m) 10' 1" x 8' 4" (3.07m x 2.54m) U.P.V.C. framed double glazed window to rear; wood effect laminate flooring.

Luxury En-Suite Bathroom

7' 2" x 8' 4" (2.18m x 2.54m) Suite comprising a freestanding claw foot bath with telephone style mixer tap and shower attachment; pedestal wash hand basin; low level W.C.; mirrored toiletries cupboard; wood panelled walls to dado

height; chrome ladder style radiator; U.P.V.C. framed double glazed window to rear with obscure glass.

Bedroom No. 2

8' 4" x 12' 8" (2.54m x 3.86m) U.P.V.C. framed double glazed window to front; laminate flooring.

Dressing Room

5' 7" x 9' 7" (1.70m x 2.92m) U.P.V.C. framed double glazed window to front; laminate flooring; stairs to:

Hobbies Room

16' 5" x 11' 3" (5.00m x 3.43m) (maximum dimensions, sloping ceiling) Two double glazed Velux windows.

Outside

Front Garden

Paved driveway providing off road parking.

Southerly Facing Rear Garden

Laid to lawn with borders containing established small trees, flowering shrubs and bushes, bespoke timber framed pergola with solar lighting; summer house; electric point; outside lighting; outside tap.

Outdoor Gymnasium

13' 0" x 18' 9" (3.96m x 5.71m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening French doors; concrete base, insulated timber frame, secondary damp proof.

PLEASE NOTE

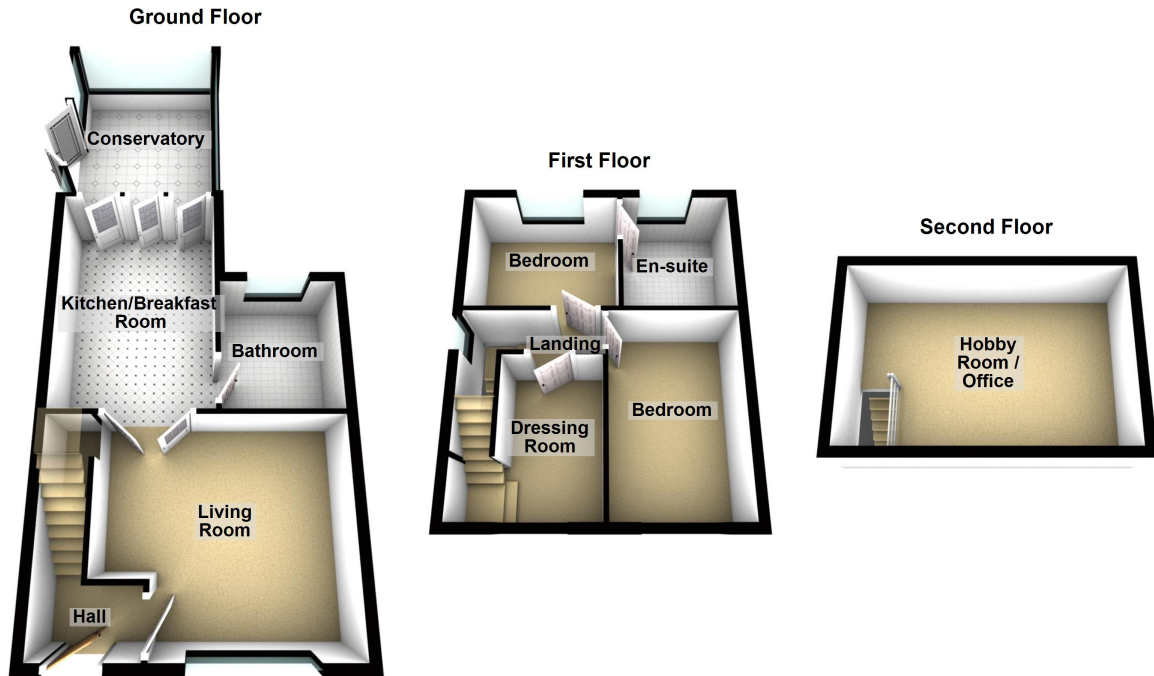
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		74	85
		EU Directive 2002/91/EC 