



**5 The Paddock, Formby, Liverpool, Merseyside. L37 7HQ**

**Offers in Region of £525,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN.....Colette Gunter Estate Agents are delighted to present to the market this detached double fronted true bungalow which offers well planned and deceptively spacious accommodation to include THREE double bedrooms and would appeal to a wide variety of buyers. The property is situated in a highly regarded cul-de-sac location which is convenient for St Peters Church, some local shops, local pubs and restaurants, Freshfield Railway Station, Formby Golf, Cricket, Hockey & Tennis clubs and just a short distance away from Formby Village with all its amenities. **EARLY VIEWING ADVISED.**

## FEATURES

- NO UPWARD CHAIN
- SPACIOUS DETACHED TRUE BUNGALOW
- SOUGHT AFTER CUL-DE-SAC LOCATION
- GOOD SIZED SOUTHERLY FACING ENTERTAINING ROOM
- DINING ROOM
- CONSERVATORY
- BREAKFAST KITCHEN
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- BATHROOM/SHOWER ROOM WITH W.C.
- GAS HEATING SYSTEM
- MAJORITY DOUBLE GLAZING
- DOUBLE WIDTH GARAGE WITH ELECTRICALLY OPERATED DOOR
- OFF ROAD PARKING
- ATTRACTIVE GARDENS



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed, double opening storm doors with matching side windows.

### Spacious Hall

Glazed door; glazed window; cloaks cupboard.

### Southerly Facing Entertaining Room

18' 3" x 12' 8" (5.56m x 3.86m) U.P.V.C. framed double glazed window to front with deep sill; feature fireplace surround with 'marble' insert and hearth and fitted with a living flame coal effect gas fire; open to:

### Dining Room

9' 11" x 9' 10" (3.02m x 3.00m) U.P.V.C. framed double glazed sliding patio door to:-

### Conservatory

15' 0" x 7' 11" (4.57m x 2.41m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening French doors to rear garden; tiled floor.

### Breakfast Kitchen

16' 9" reducing to 9'10" x 9' 10" (5.11m x 3.00m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under electric oven; ceramic hob; extractor canopy; space for upright refrigerator/freezer; china cupboards; under unit lighting; breakfast bar with china cupboards above and pelmet lighting; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side with matching side panel and access to conservatory.

### Bedroom No. 1

12' 1" into wardrobe x 11' 10" into door recess (3.68m x 3.61m) U.P.V.C. framed double glazed window to rear; built in wardrobes with hanging rails, shelving and pelmet lighting; cylinder/linen cupboard.

### Bedroom No. 2

11' 10" to wardrobe x 11' 10" to wardrobe (3.61m x 3.61m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails, shelving, drawers and pelmet lighting.

### Bedroom No. 3

11' 2" x 11' 10" (3.40m x 3.61m) U.P.V.C. framed double glazed window to side; built in wardrobes with hanging rails, shelving and pelmet lighting.

### Bathroom/Shower Room with W.C.

Suite comprising a tiled shower compartment fitted with electric shower; corner bath with moulded seat and mixer tap; pedestal wash hand basin and low level W.C.; toiletries cupboard; U.P.V.C. framed double glazed window to rear with obscure glass.

### Outside

#### Double Width Garage

Electronically controlled door; power and light; plumbing for automatic washing machine; wall mounted gas heating boiler.

#### Gardens

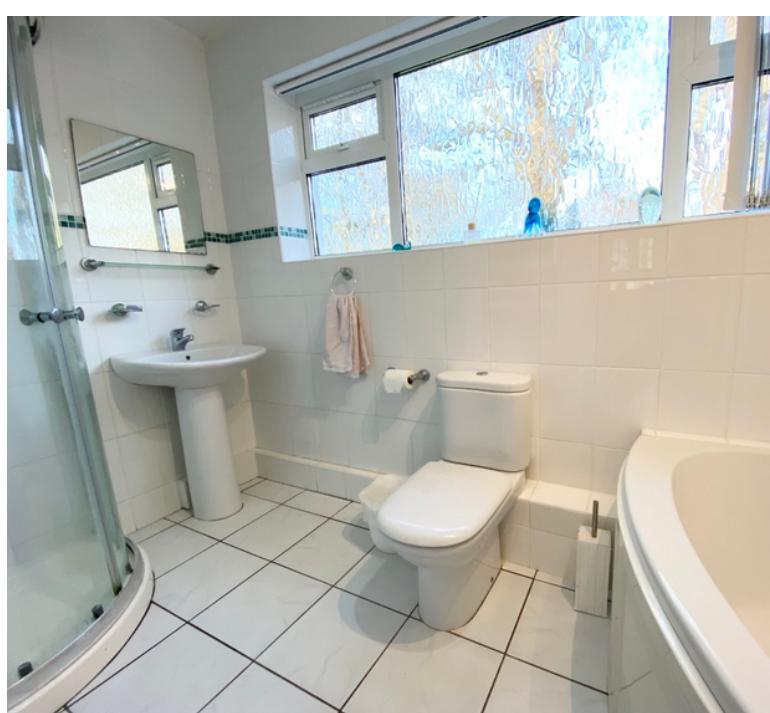
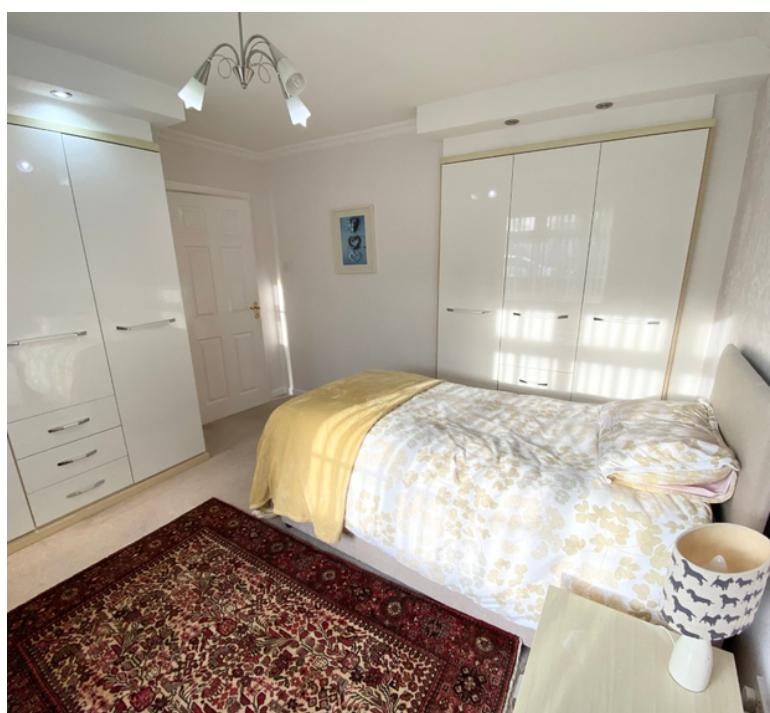
Gardens are present to front and rear. The front garden has a low wall and is laid to lawn with borders containing small trees, flowering shrubs, bushes and paved driveway providing off road parking. The enclosed rear garden is laid to lawn with wide well stocked borders containing an abundance of flowering shrubs and bushes and paved patio areas.

#### 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

### Ground Floor



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	64	84
EU Directive 2002/91/EC		