



74 Paradise Lane, Formby, Liverpool, Merseyside. L37 7DX

£395,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN... This extended and well planned four bedroom detached house offers spacious and versatile accommodation, perfect for changing family needs. A dual staircase provides the opportunity to create distinct living zones within the house, ideal for multigenerational living or working from home. Accommodation includes a cloakroom/wc, rear entertaining room leading to a conservatory, study, kitchen open to a dining area, utility room, four bedrooms and two bathrooms. The property is situated in a popular residential location convenient for local shops, local primary and secondary schools, Freshfield railway station and transport links.

FEATURES

- ENCLOSED VESTIBULE
- ENTRANCE HALL / CLOAKROOM/WC
- REAR ENTERTAINING ROOM & CONSERVATORY
- STUDY
- KITCHEN OPEN TO A DINING AREA
- UTILITY ROOM
- FOUR BEDROOMS
- TWO FAMILY BATHROOMS WITH WC
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed windows and door; tiled flooring.

Entrance Hall

Turned staircase to first floor; built in cloaks/storage cupboard.

Cloakroom / WC

Suite comprising a low level wc; wall hung wash hand basin; wall hung cabinet; U.P.V.C framed double glazed opaque window.

Rear Entertaining Room

15' 10" x 10' 11" (4.83m x 3.33m) Feature fire surround fitted with a living flame coal effect gas fire; U.P.V.C framed tilt and slide patio door leading to...

Conservatory

12' 01" x 10' 5" (3.68m x 3.17m) U.P.V.C framed double glazed windows and double opening patio doors leading onto the rear garden; tiled flooring.

Kitchen

11' 00" x 9' 03" (3.35m x 2.82m) Wall, base and wall units; one and a half bowl acrylic sink unit with mixer tap; slot in gas cooker; space for an upright refrigerator/freezer; freestanding 'Ideal Mexico' gas heating boiler; tiled flooring; U.P.V.C framed double glazed window and door to rear; open to...

Dining Area

11' 08" x 9' 3" (3.56m x 2.82m) U.P.V.C framed double glazed window to front; laminate flooring.

Study

15' 03" x 8' 02" (4.65m x 2.49m) U.P.V.C framed double glazed window to front and high level window to side; stairs to first floor.

Inner hall

Built in storage cupboard; U.P.V.C framed double glazed door to side.

Utility Room

8' 02" x 6' 08" (2.49m x 2.03m) Base and wall units; single sink unit; plumbing for an automatic washing machine; space for a tumble dryer; double glazed window to rear.

FIRST FLOOR

Landing

U.P.V.C framed double glazed window to front; built in linen cupboard housing a water cylinder.

Bedroom No. 1

12' 08" x 9' 04" (into wardrobes) (3.86m x 2.84m) Double glazed window to rear; built in wardrobes with hanging rails and shelving.

Bedroom No. 2

11' 09" x 11' 00" (into wardrobes) (3.58m x 3.35m) U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails and shelving.

Family Bathroom with WC

Suite comprising a low level wc and wash hand basin in a vanity unit; p-shaped bath fitted with a mains shower and screen; ladder style heated towel rail; tiled walls and flooring; wall hung cabinet; U.P.V.C framed double glazed opaque window.

Bedroom No. 3

12' 01" x 8' 02" (maximum dimensions) (3.68m x 2.49m) U.P.V.C framed double glazed window to front; built in storage cupboard; door to...

Bedroom No. 4

9' 04" x 9' 03" (2.84m x 2.82m) (maximum dimensions) U.P.V.C framed double glazed window to front; built in wardrobe with hanging rails and shelving; wall mounted shelving.

Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with a hand held shower attachment; part tiled walls; U.P.V.C framed double glazed window to rear.

OUTSIDE

Single Garage

Up and over door; door to side; power and light.

Gardens

The front garden is laid to lawn with a paved driveway providing ample parking. The enclosed rear garden has a patio area and is laid to lawn with well stocked borders containing bushes and shrubs.

PLEASE NOTE

Property Disclaimer

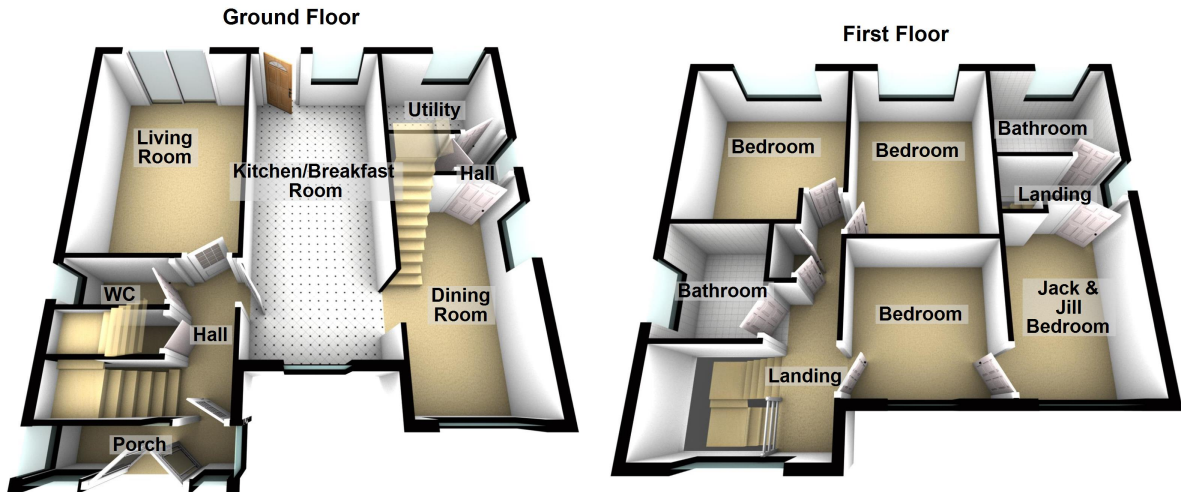
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	