

23 Watchyard Lane, Formby, Liverpool, Merseyside. L37 3JS

£230,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this well presented end of terrace house which offers well planned accommodation which would be ideal for a first time buyer or a buy to let opportunity. This charming property has recently been re-decorated and re-carpeted plus has the advantage of a west facing rear garden and is situated in a popular residential location convenient for local primary and secondary schools, bus routes and Formby village with all its amenities. NO UPWARD CHAIN...

FEATURES

- NO UPWARD CHAIN
- FRONT ENTERTAINING ROOM
- BREAKFAST KITCHEN WITH BUILT IN APPLIANCES
- GROUND FLOOR BATHROOM WITH WC
- TWO DOUBLE BEDROOMS
- STUDY/NURSERY
- PARKING
- WEST FACING REAR GARDEN



ROOM DESCRIPTIONS

Entrance

U.P.V.C framed double glazed door; stairs to first floor.

Front Entertaining Room

14' 04" (maximum dimensions) x 13' 00" (4.37m x 3.96m)

U.P.V.C framed double glazed window to front; laminate flooring.

Breakfast Kitchen

11' 06" x 10' 00" (3.51m x 3.05m) Wall, base and drawer units; single stainless steel sink unit with mixer tap; space for a washing machine and refrigerator; 'Lamona' four burner gas hob with cooker hood above and built under 'Lamona' oven; part tiled walls and flooring, U.P.V.C framed double glazed window to rear.

Inner Hall

U.P.V.C framed double glazed door to side; walk in under stairs storage cupboard housing a wall mounted 'Potterton' gas heating boiler; built in cloaks cupboard; laminate flooring.

Ground Floor Bathroom with WC

Suite comprising a tile sided bath with a mains shower attachment and shower screen; pedestal wash hand basin and low level wc; tiled walls and flooring; U.P.V.C framed double glazed opaque window to rear.

FIRST FLOOR

Landing

U.P.V.C framed double glazed opaque window to side; loft access.

Bedroom No. 1

17' 09" x 9' 00" (5.41m x 2.74m) Two U.P.V.C framed double glazed windows to rear.

Bedroom No. 2

13' 01" x 8' 02" (maximum dimensions) (3.99m x 2.49m)

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

Study/Nursery

10' 02" x 5' 10" (to stairwell) (3.10m x 1.78m) U.P.V.C framed double glazed window to front.

OUTSIDE

Gardens

Gardens are present to the front and rear. The low walled front garden is gravelled for ease of maintenance with a paved driveway. The west facing rear garden is laid to lawn.

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 **







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