



78 Bull Cop, Formby, Liverpool, Merseyside. L37 8BZ

£295,000 Freehold

REDUCED



PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to bring to the market this charming two double bedroom detached house which offers bright and versatile accommodation and is nestled in a prime position in this popular cul-de-sac location in Formby. The property has the advantage of a delightful enclosed westerly facing rear garden and is situated convenient for Formby village with all its amenities, local primary and secondary schools, local shops and transport links.

FEATURES

- NO UPWARD CHAIN
- SPACIOUS ENCLOSED VESTIBULE
- ENTERTAINING ROOM OPEN TO...
- CONSERVATORY
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY SHOWER ROOM WITH WC
- DOUBLE GLAZING & GAS HEATING
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- DELIGHTFUL GOOD SIZE WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Spacious Vestibule

U.P.V.C framed double glazed door with windows to side; tiled floor.

Entrance Hall

Built in under stairs cloaks/storage cupboard.

Entertaining Room

15' 02" x 13' 04" (maximum dimensions) (4.62m x 4.06m)
Feature fire surround fitted with a coal effect living flame gas fire; ornate radiator cover; stairs to first floor; U.P.V.C framed double glazed window to front; double opening glazed doors leading into...

Westerly Facing Conservatory

11' 10" x 10' 11" (3.61m x 3.33m) U.P.V.C framed double glazed windows and double opening patio doors leading onto the west facing rear patio and garden; tiled flooring.

Kitchen open to a Dining Area

15' 01" x 8' 08" (4.60m x 2.64m) Excellent range of white high gloss base, wall and drawer units; one and a half bowl stainless steel sink unit with mixer tap; 'Whirlpool' four burner gas hob with a built under 'Bosch' electric oven; space for an under unit refrigerator and freezer; plumbing for an automatic washing machine and dishwasher; tiled flooring; U.P.V.C framed double glazed window to front and a U.P.V.C framed double glazed sliding patio door leading onto the rear patio.

FIRST FLOOR

Landing

Porthole window; access to a partially boarded loft with light via a pull down ladder.

Bedroom No. 1 with Dual Aspect

15' 02" x 9' 09" (4.62m x 2.97m) U.P.V.C framed double framed window to front and rear; excellent range of built in wardrobes with hanging rails and shelving with overbed storage cupboards.

Bedroom No. 2

8' 09" x 8' 08" (2.67m x 2.64m) U.P.V.C framed double glazed window to rear; built in wardrobe with mirrored doors; built in deep storage cupboard housing a 'Vaillant' gas heating boiler.

Family Shower Room with WC

Suite comprising a low level WC; pedestal wash hand basin; shower enclosure fitted with a 'Triton' electric shower; ladder style heated towel rail; tiled flooring; U.P.V.C framed double glazed opaque window to front.

OUTSIDE

Single Garage

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

Gardens

Gardens are present to the front and rear. The front garden has a block paved driveway providing ample off road parking. A side gate access leads to a good size enclosed rear garden enjoying a westerly aspect which has a patio area and is laid to lawn with well established borders and an ornamental pond.

PLEASE NOTE

Property Disclaimer

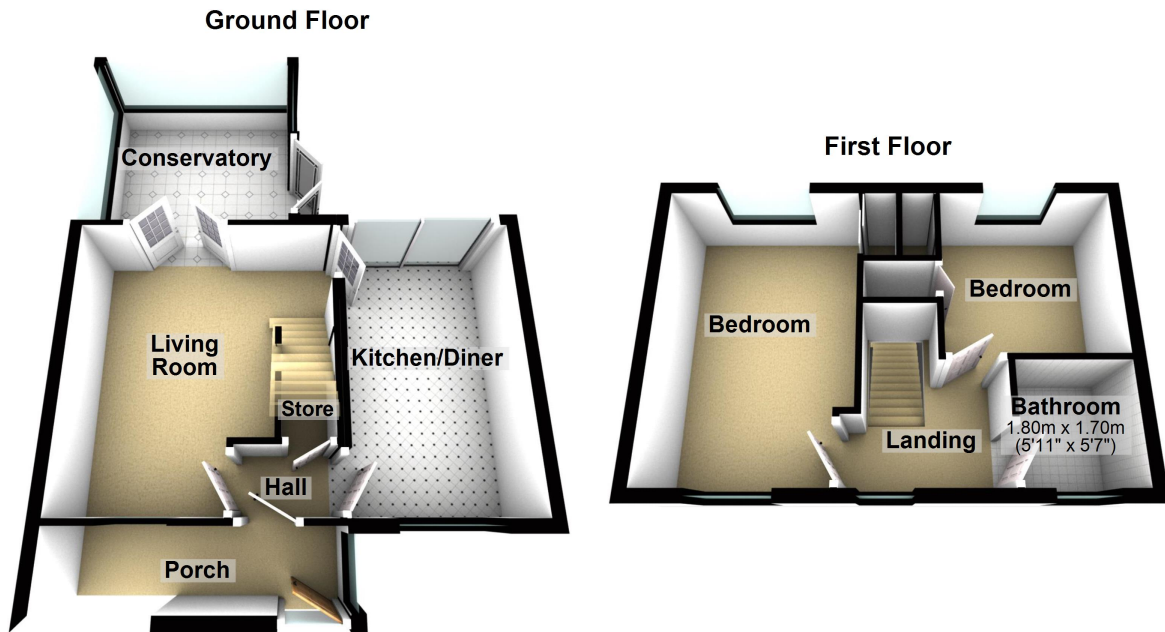
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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	67	
(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	

