



**19 Barkfield Lane, Formby, Liverpool, Merseyside. L37 1LY**

**£275,000 Freehold**

**REDUCED**





## PROPERTY DESCRIPTION

NO UPWARD CHAIN... Colette Gunter Estate Agents are delighted to offer for sale this well planned three bedroom semi-detached house which requires some modernisation with excellent potential to transform into a beautiful spacious family home. The property which has the advantage of a south facing rear garden is situated in a popular residential location convenient for local Primary and Secondary schools, local shops, bus routes, Freshfield and Formby railway station and the Pinewoods Nature Reserve and beach.

## FEATURES

- NO UPWARD CHAIN
- ENTRANCE HALL CLOAKROOM/W.C.
- FRONT DINING ROOM
- REAR ENTERTAINING ROOM
- STUDY/SITTING ROOM
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- SINGLE GARAGE AND PARKING
- SOUTH FACING REAR GARDEN



## ROOM DESCRIPTIONS

### Entrance Hall

Door with double glazed window to side.

### Cloakroom/WC

Suite comprising a low level wc; wall hung wash hand basin with tiled splashback; U.P.V.C framed double glazed opaque window to front.

### Front Dining Room

21' 03" (into stairwell) x 9' 03" (6.48m x 2.82m) Double glazed window to front; stairs to first floor.

### Rear Entertaining Room

14' 03" x 11' 01" (maximum dimensions) (4.34m x 3.38m) U.P.V.C framed double glazed window to rear; feature fire surround fitted with an electric fire.

### Study/Sitting Room

14' 06" x 8' 00" (4.42m x 2.44m) Double glazed sliding patio door leading onto the rear patio and south facing garden; high level window to side; built in open shelving.

### Kitchen

11' 00" x 7' 02" (3.35m x 2.18m) Base, wall and drawer units; one and a half stainless steel sink unit with mixer tap; plumbing for an automatic washing machine; space for an upright refrigerator/freezer; space for a slot in cooker; part tiled walls; U.P.V.C framed double glazed window and door to rear.

## FIRST FLOOR

### Landing

U.P.V.C framed double glazed window to side; built in linen cupboard housing a water cylinder; access to a partially boarded loft via a pull down ladder.

### Bedroom No. 1

13' 02" x 8' 11" (4.01m x 2.72m) U.P.V.C framed double glazed window to rear; built in cupboard with a hanging rail and shelving.

### Bedroom No. 2

13' 03" x 8' 06" (4.04m x 2.59m) U.P.V.C framed double glazed window to rear; built in wardrobe with hanging rail and shelving.

### Bedroom No. 3

8' 06" x 7' 03" (2.59m x 2.21m) U.P.V.C framed double glazed window to front; built in storage cupboard.

### Spacious Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath; part tiled walls; U.P.V.C framed double glazed opaque window to front.

## OUTSIDE

### Single Garage

Electronically controlled door; power and light; door to side; wall mounted 'Vaillant' gas heating boiler

### Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with a driveway providing ample parking. The enclosed south facing rear garden has a patio area and garden shed and is laid to lawn with well established borders containing shrubs and bushes

## 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 \*\*





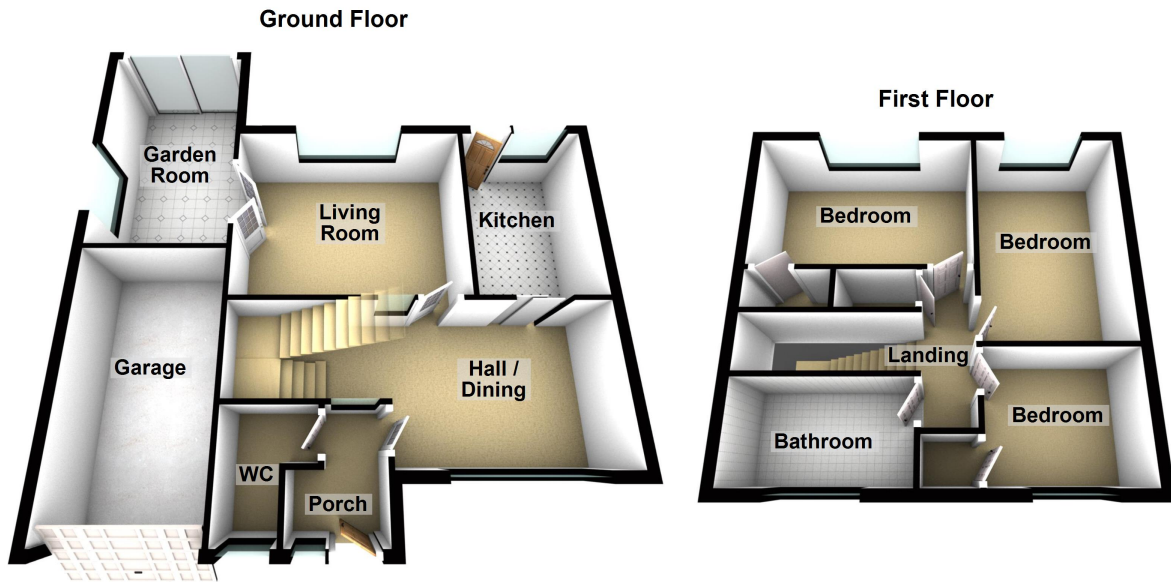








# FLOORPLAN & EPC



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	