



**79 Alderson Crescent, Formby, Liverpool, Merseyside. L37 3LY**

**£230,000 Freehold**

**SOLD STC**



## PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are delighted to offer for sale this deceptively spacious two double bedroom semi-detached true bungalow which offers well planned accommodation including a spacious rear entertaining room overlooking the enclosed rear garden. The property is situated in a popular residential location convenient for local shops, schools, bus routes, Freshfield and Formby railway stations and Formby village with all its amenities.

## FEATURES

- NO UPWARD CHAIN
- ENTRANCE HALL
- SPACIOUS REAR ENTERTAINING ROOM OPEN TO....
- REAR DINING/GARDEN ROOM
- TWO DOUBLE BEDROOMS
- WET ROOM WITH WC COMBINED
- SINGLE GARAGE
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN



## ROOM DESCRIPTIONS

### Entrance Hall

U.P.V.C framed double glazed door with 'lead light' window; meter cupboard; access to loft space with a light.

### Rear Entertaining Room

13' 03" x 9' 11" (into recess) (4.04m x 3.02m) Feature 'Marble' fire surround fitted with a living flame coal effect gas fire; two wall light points; opaque window; open to .....

### Dining Room/Garden Room

17' 04" x 7' 00" (5.28m x 2.13m) U.P.V.C framed double glazed window to side and U.P.V.C framed double glazed windows and door opening onto the enclosed rear garden.

### Well Appointed Kitchen

8' 09" x 8' 02" (2.67m x 2.49m) Range of base, wall and drawer units with working surfaces; single stainless steel sink unit with mixer tap; plumbing for an automatic washing machine and space for an upright refrigerator/freezer; four burner gas hob with a built under oven and cooker hood above; wall mounted 'Vaillant' gas heating boiler; part tiled walls; 'Karndean' flooring; U.P.V.C framed double glazed window to side.

### Bedroom No. 1

15' 10" x 10' 00" (4.83m x 3.05m) U.P.V.C framed double glazed window to front; opaque window.

### Bedroom No. 2

11' 05" (into window recess) x 8' 03" (3.48m x 2.51m) U.P.V.C framed double glazed window to front.

### Wet Room with WC Combined

Suite comprising a low level wc; pedestal wash hand basin; 'Mira' electric shower; ladder style heated towel rail; wall mounted unit; non slip flooring; tiled walls; U.P.V.C framed double glazed opaque window to side.

### OUTSIDE

### Single Garage

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

### Gardens

Gardens are present to the front and rear. The low walled and hedged front garden is paved providing ample parking with double opening timber gates leading to the garage. The delightful enclosed rear garden is laid to lawn with borders containing shrubs and bushes. There is a garden store/workshop.

### PLEASE NOTE

Property Disclaimer

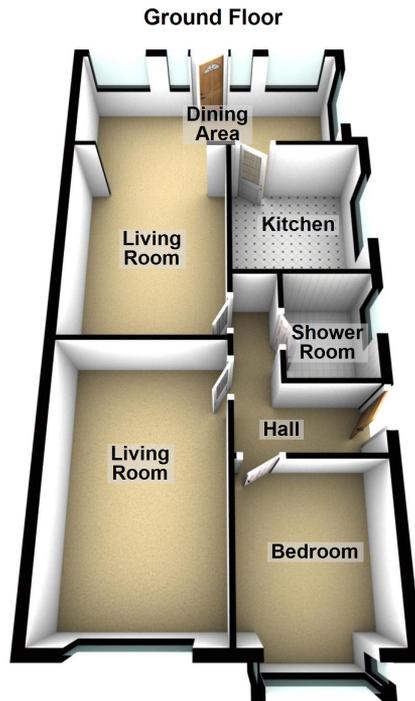
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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>		86
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(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	

