



38 Beech Drive, Formby, Liverpool, Merseyside. L37 1NW

Offers in Region of £260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN...Colette Gunter Estate Agents are pleased to present to the market this well planned semi detached true bungalow. In need of some modernisation the property offers plenty of potential and would appeal to a wide variety of buyers. Featuring two bedrooms, extended entertaining room, southerly facing rear garden and occupying a pleasant position in this sought after location which offers easy access to all local amenities including Formby and Freshfield railway stations, local bus routes, Formby Village and The National Pinewoods Nature Reserve and Beach.

FEATURES

- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- EXTENDED ENTERTAINING ROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM WITH W.C.
- MAJORITY DOUBLE GLAZING
- GAS HEATING SYSTEM
- SINGLE GARAGE AND AMPLE PARKING
- GARDENS TO FRONT AND REAR
- SOUTHERLY REAR ASPECT



ROOM DESCRIPTIONS

Enclosed Vestibule

Glazed door to front; glazed windows; door to garage; glazed door to rear.

Entrance Hall

Glazed door; meter cupboards; cylinder cupboard; loft access.

Extended Rear Entertaining Room

10' 7" x 25' 5" (3.23m x 7.75m) U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed, double opening French doors to rear garden with matching side panels; fitted gas fire.

Kitchen

8' 10" x 9' 10" (2.69m x 3.00m) Base, wall and drawer units; double drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for upright refrigerator/freezer; plumbing for automatic washing machine; space for tumble dryer; Baxi wall mounted gas heating boiler; part tiled walls; U.P.V.C. framed double glazed window to rear.

Bedroom No. 1

10' 7" x 13' 6" (3.23m x 4.11m) U.P.V.C. framed double glazed window to front; built in wardrobe with mirrored sliding door.

Bedroom No. 2

8' 9" x 9' 7" (2.67m x 2.92m) U.P.V.C. framed double glazed window to front.

Bathroom with WC

5' 5" x 6' 6" (1.65m x 1.98m) Suite comprising a panelled bath with mixer tap and shower attachment; pedestal wash basin; low level W.C; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

OUTSIDE

Single Garage

Metal up and over door.

Gardens

Gardens are present to front and rear. The front garden is lawned with paved and gravelled driveway providing ample off road parking. The enclosed southerly facing rear garden is laid to lawn with established shrubberies containing numerous flowering shrubs and bushes, paved patio, garden shed and outside tap.

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 **

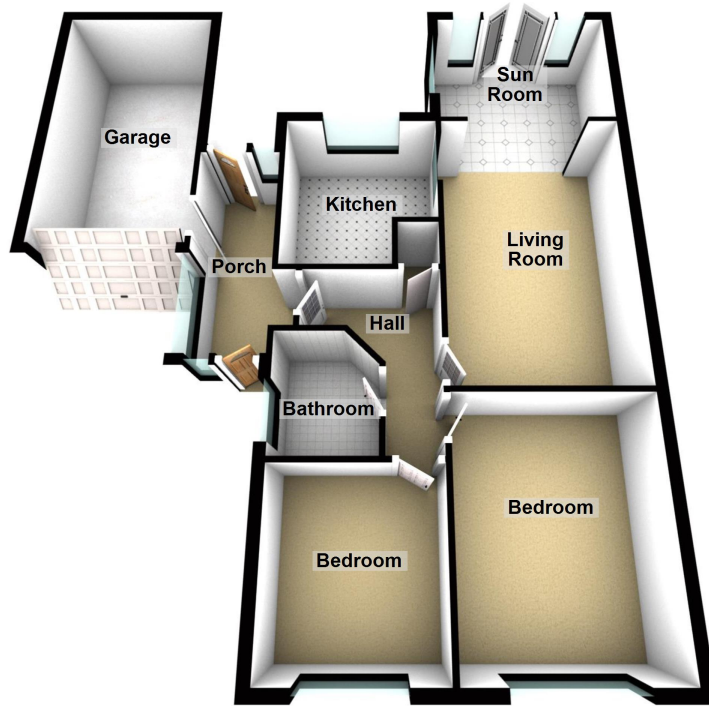






FLOORPLAN & EPC

Ground Floor



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(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	