



24 Osborne Road, Formby, Liverpool, Merseyside. L37 6AR

£275,000 Freehold

FOR SALE

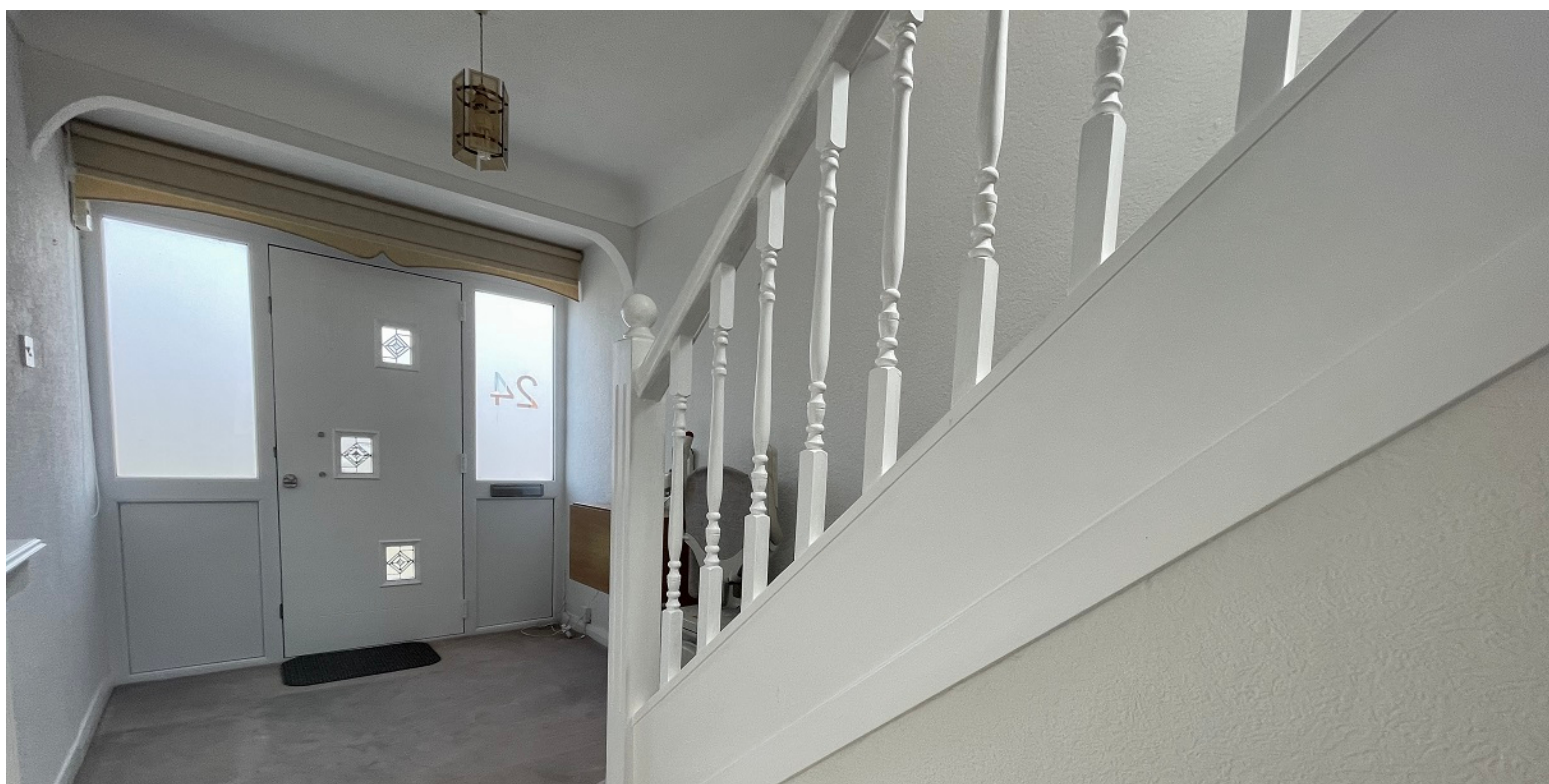


PROPERTY DESCRIPTION

NO UPWARD CHAIN... This three bedroom semi-detached house requires some modernisation however offers spacious and versatile accommodation with the potential to extend to the side of the property (subject to the usual planning consents). The property features two entertaining rooms, conservatory, breakfast kitchen, three bedrooms, shower room with a separate wc, single detached garage and easily maintained front and rear gardens. Situated in a popular residential location, convenient for local primary and secondary schools, local shops, Formby railway station, Formby village with all its amenities and the pinewoods nature reserve and beach.

FEATURES

- NO UPWARD CHAIN
- ENTRANCE HALL
- FRONT ENTERTAINING ROOM OPEN TO ...
- REAR DINING ROOM
- CONSERVATORY
- BREAKFAST KITCHEN
- THREE BEDROOMS
- FAMILY SHOWER ROOM WITH SEPARATE WC
- SINGLE DETACHED GARAGE
- EASILY MANAGED GARDENS TO FRONT & REAR



ROOM DESCRIPTIONS

Entrance Hall

'Composite' front door with U.P.V.C framed double glazed opaque windows to side; stairs to first floor.

Front Entertaining Room

12' 01" x 11' 00" (into recess) (3.68m x 3.35m) Wall mounted gas fire; U.P.V.C framed double glazed window to front; open to....

Rear Dining Room

12' 00" x 9' 11" (3.66m x 3.02m) U.P.V.C framed double glazed sliding patio door leading to....

Conservatory with Tiled Roof

U.P.V.C framed double glazed windows and double opening patio doors leading to the rear patio and garden; tiled flooring.

Splendid Breakfast Kitchen

16' 02" x 7' 06" (maximum dimensions) (4.93m x 2.29m) white high gloss base, wall and drawer units with working surfaces; large stainless steel sink unit with mixer tap; space for an upright refrigerator/freezer; 'Neff' under unit oven with extractor hood above; wall mounted 'Worcester' gas heating boiler; part tiled walls; laminate flooring; walk in storage cupboard/pantry with a U.P.V.C framed double glazed opaque window to side; U.P.V.C framed double glazed window to rear and door to side.

FIRST FLOOR

Landing

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

Bedroom No. 1

12' 11" x 10' 11" (3.94m x 3.33m) U.P.V.C framed double glazed window to front.

Bedroom No. 2

12' 00" x 10' 00" (3.66m x 3.05m) U.P.V.C framed double glazed window to rear; free standing wardrobes with hanging rails and shelving.

Bedroom No. 3

7' 11" x 6' 09" (2.41m x 2.06m) U.P.V.C framed double glazed window to front.

Family Shower Room

Suite comprising a pedestal wash hand basin; shower enclosure fitted with a 'Mira' electric shower; tiled walls; heated towel rail; built in linen cupboard; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Single Garage

Up and over door.

Gardens

The low walled front garden is paved for ease of maintenance with ample off road parking. The west facing rear garden has a patio area and greenhouse and is laid to lawn with borders containing shrubs and bushes.

PLEASE NOTE

Property Disclaimer

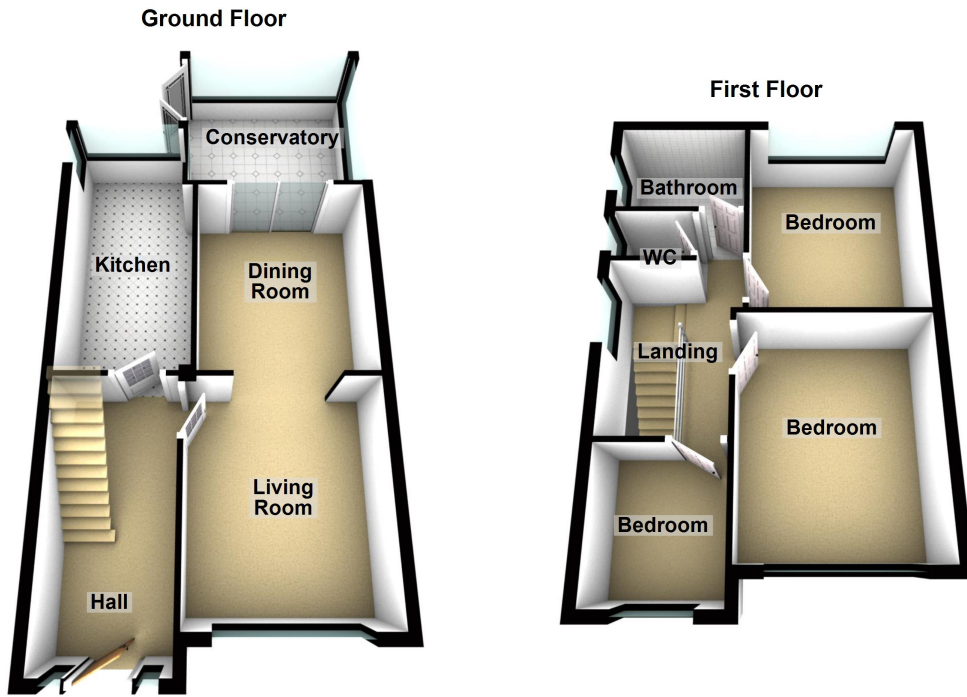
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		71	84
		EU Directive 2002/91/EC 