



4 Timms Lane, Formby, Liverpool, Merseyside. L37 7DN

Offers in Region of £300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Viewing is essential to fully appreciate this charming grade II listed, slate and thatched roof semi-detached cottage which still retains numerous original features and enjoys a delightful good size south facing rear garden. This unique and quirky property has potential to extend (subject to the usual planning consents) and is situated in a much sought after residential location, convenient for Freshfield railway station, Formby village with all its amenities, Formby Golf and Cricket Club and the Pinewoods Nature Reserve and beach.

FEATURES

- TWO ENTERTAINING ROOMS
- KITCHEN
- GROUND FLOOR BATHROOM WITH WC
- TWO BEDROOMS
- GAS HEATING SYSTEM
- SINGLE GARAGE
- AMPLE OFF ROAD PARKING
- GOOD SIZE SOUTH FACING REAR GARDEN
- GRADE II LISTED



ROOM DESCRIPTIONS

Entertaining Room

15' 06" x 11' 04" (4.72m x 3.45m) (maximum dimensions)
Window to front and rear; built in storage/cloaks cupboard; exposed beams; turned staircase to first floor; door to.....

Outer Porch

Window to front and side and door leading onto the south facing rear garden

Dining Room/Bedroom No. 3

15' 06" x 10' 07" (4.72m x 3.23m) (maximum dimensions)
Window to front and rear; built in fire surround.

Kitchen

10' 00" x 8' 04" (3.05m x 2.54m) Base, wall and drawer units with working surfaces; single stainless steel sink unit with mixer tap; space for a freestanding cooker and refrigerator; plumbing for an automatic washing machine; wall mounted 'Ideal' gas heating boiler; built in shelving; part tiled walls; exposed beam; window and door to front.

FIRST FLOOR

Landing

Bedroom No. 1

10' 09" x 8' 04" (3.28m x 2.54m) (maximum dimensions/sloping ceiling) Window to rear; exposed beam.

Bedroom No. 2

14' 02" x 6' 11" (4.32m x 2.11m) Window to front; exposed beam.

OUTSIDE

Single Garage

Power and light.

Gardens

The good size south facing rear garden has two patios areas and a summerhouse and is laid to lawn with borders containing shrubs, bushes and trees.

PLEASE NOTE

Property Disclaimer

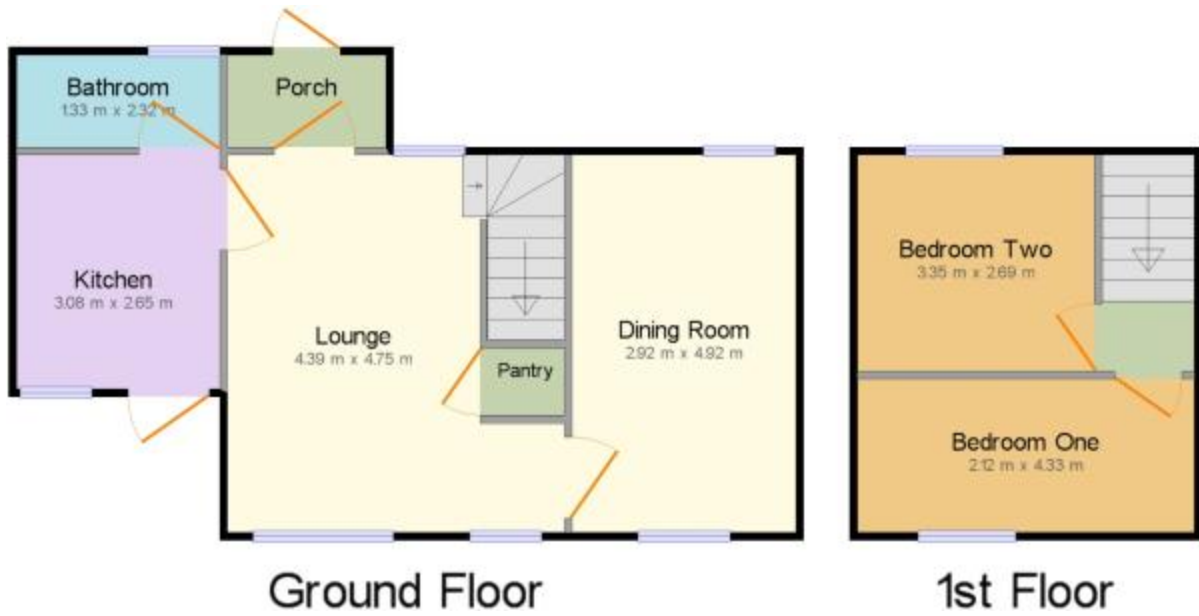
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	