



**24a Old Town Lane, Formby, Liverpool, Merseyside. L37 3HP**

**Offers Over £700,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are delighted to offer for sale this spacious detached true bungalow which has undergone a full programme of renovation by the present owners and has been completed to an exacting standard....no stone has been left unturned and interior inspection is essential to fully appreciate the versatile and redesigned accommodation on offer.

The property boasts a spacious entertaining room with bi-folding doors opening onto the extensive southerly facing patio providing a seamless transition between indoor and outdoor living, superb Neptune kitchen with built in appliances, two bedrooms including primary bedroom with dressing room and luxury en-suite shower room.

The bungalow occupies a larger than average southerly facing plot with a large frontage and extensively lawned rear garden and presents an opportunity to expand the living space to create additional accommodation subject to the relevant planning consents.

Situated in a highly regarded location which is convenient for all local amenities including Formby Village, Freshfield Railway Station, The National Trust Pinewoods Nature Reserve and Formby Hockey, Cricket, Tennis and Golf Clubs.

Overall this property presents a comfortable and modern living space, its convenient location and versatile accommodation make it an excellent choice for a range of lifestyles.

## FEATURES

- GATED DETACHED TRUE BUNGALOW OCCUPYING A LARGER THAN AVERAGE PLOT
- POTENTIAL TO EXTEND SUBJECT TO THE RELEVANT PLANNING CONSENTS
- STUNNING LIVING/DINING ROOM WITH BI-FOLDING DOORS TO SOUTHERLY FACING REAR GARDEN
- NEPTUNE KITCHEN WITH BUILT IN APPLIANCES
- LAUNDRY ROOM
- CLOAKROOM/W.C
- BEDROOM TWO/SNUG
- PRIMARY BEDROOM OPEN TO DRESSING ROOM WITH BUILT IN WARDROBES
- LUXURY EN-SUITE WET ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DETACHED GARAGE WITH ELECTRICALLY OPERATED DOOR
- FULLY RENOVATED TO AN EXACTING STANDARD
- BEAUTIFUL LANDSCAPED GARDENS WITH SOUTHERLY REAR ASPECT & AMPLE PARKING



## ROOM DESCRIPTIONS

### Open Vestibule

U.P.V.C. framed double glazed door and matching side window; porcelain tiled floor; open to:

### Spacious Hall

Porcelain tiled floor; two wall light points.

### Cloakroom/W.C.

10' 11" x 5' 10" (3.33m x 1.78m) Suite comprising wall hung wash hand basin in vanity unit with mixer tap and drawers below; wall hung W.C. with concealed cistern; porcelain tiled floor; U.P.V.C. framed double glazed window to side with obscure glass. plumbing is also in situ for a shower.

### Snug/Bedroom No. 2

9' 10" x 10' 11" (3.00m x 3.33m) U.P.V.C. framed double glazed window to front.

### Large Entertaining Room with Dining Area

22' 4" x 21' 0" (6.81m x 6.40m) U.P.V.C. framed bi-folding doors opening to rear southerly facing patio with electrically operated awning; contemporary remotely accessed log effect gas fire; deep storage cupboard with shelving; two wall light points; open to:-

### Neptune Kitchen

9' 11" x 12' 11" (3.02m x 3.94m) Superb range of base and drawer units; quartz working surfaces incorporating a one and a half bowl inset sink with mixer tap; Quooker tap; Neff microwave in housing unit; integrated dishwasher; integrated refrigerator/freezer; Hotpoint ceramic hob; bin store; porcelain tiled floor; U.P.V.C. framed double glazed sliding patio door to rear garden; open to:-

### Utility Room

6' 5" x 5' 10" (1.96m x 1.78m) Base and wall units to compliment kitchen; quartz working surfaces; plumbing for automatic washing machine; space for tumble dryer; under unit lighting; porcelain tiled floor; U.P.V.C. framed double glazed window to side.

### Bedroom 1

10' 10" x 16' 10" (3.30m x 5.13m) U.P.V.C. framed double glazed window to front; open to:-

### Dressing Room

8' 10" to wardrobe x 11' 6" to wardrobe (2.69m x 3.51m) Range of built in wardrobes with hanging rails and shelving and central unit with drawers below housing remotely accessed television.



## ROOM DESCRIPTIONS

### Luxury En-Suite Wet Room

Suite comprising large walk in shower with mains fitment, fixed head and hand held shower attachment; inset wash hand basin in large vanity unit with mixer tap and cupboards and drawers below and fitted over mantel incorporating illuminated mirror and two toiletries cupboards; wall hung W.C. with concealed cistern; porcelain tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Detached Double Garage

Electrically operated up and over door; power and light; door to rear.

#### Outside W.C.

### Gardens

Immaculately landscaped gardens are present to front and rear. To the front the property has a high wall and is accessed via electrically controlled double opening gates leading to the double garage and parking for several vehicles which could also accommodate a caravan or small boat, pedestrian entrance; porcelain paved pathway, courtyard and lawned area. The good sized southerly facing rear garden has an extensive raised porcelain paved patio area and is laid to lawn with raised borders containing established hedging, shrubs and bushes, outside tap; gate access to side.

### PLEASE NOTE

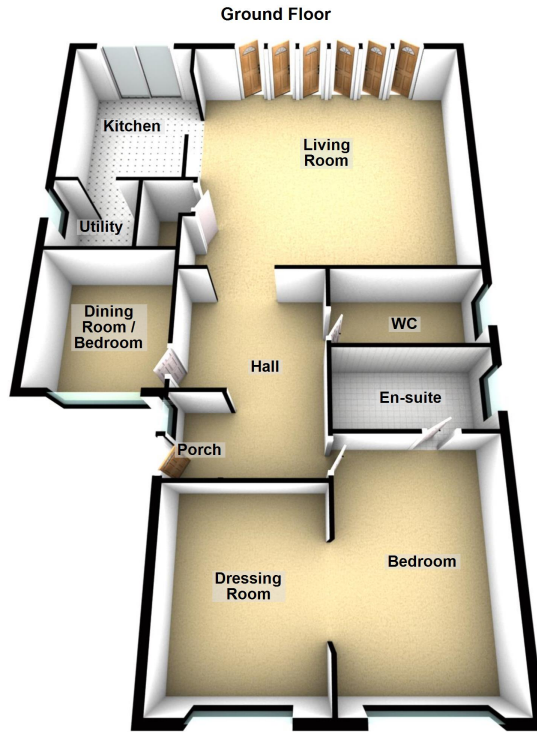
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(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	

