



30 Proctor Road, Formby, Liverpool, Merseyside. L37 1NY

£470,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this extended detached true bungalow which offers a perfect blend of spaciousness and comfort and would appeal to a wide variety of buyers. The property has been thoughtfully extended and provides generous living spaces to include a bright living room and dining kitchen. The extension has created additional versatile living space which is currently used a family room and separate study and could be utilised as an additional bedroom depending on individual needs. Further features include three bedrooms, large en-suite wet room, separate family bathroom and an attractive westerly facing rear garden.

The property occupies a pleasant position in this much sought after location which is convenient for numerous local amenities including local primary and secondary schools, local shops, Formby & Freshfield Railway stations and the National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- EXTENDED DETACHED TRUE BUNGALOW
- GOOD SIZED WESTERLY FACING REAR GARDEN
- SPACIOUS REAR LOUNGE
- STUDY & FAMILY ROOM
- DINING KITCHEN
- THREE BEDROOMS
- SPACIOUS EN-SUITE WET ROOM
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Hall

7' 08" x 21' 0" (2.34m x 6.40m) (maximum dimensions) Composite double glazed door; cloaks cupboard; access to partially boarded loft via aluminium folding ladder; parquet flooring; double opening doors to:-

Rear Lounge

11' 10" x 18' 02" (3.61m x 5.54m) Double glazed sliding patio door with matching side panel to rear garden; feature fireplace fitted with living flame coal effect gas fire; parquet flooring; open to:-

Study

7' 05" x 8' 06" (2.26m x 2.59m) Glazed roof light; Karndean flooring; double opening doors to:-

Family Room

7' 06" x 16' 07" (2.29m x 5.05m) Two U.P.V.C. framed double glazed full length windows to rear; U.P.V.C. framed double glazed double opening French doors to rear garden; Karndean flooring.

Dining Kitchen

15' 11" x 13' 02" (4.85m x 4.01m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; Bosch electric oven and integrated microwave in housing unit; induction hob with cooker hood over; space for upright refrigerator/freezer; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear; double glazed sliding door to rear.

Utility Room

5' 06" x 8' 05" (1.68m x 2.57m) U.P.V.C. framed double glazed door to front with obscure glass; U.P.V.C. framed double glazed window to side and rear; plumbing for automatic dishwasher; plumbing for automatic washing machine; space for tumble dryer; space for upright refrigerator/freezer; tiled floor.

Primary Bedroom

11' 11" x 11' 06" (3.63m x 3.51m) U.P.V.C. framed double glazed window to front; built in wardrobe to one wall with sliding doors, hanging rails and shelving; Karndean flooring.

Wet Room

7' 05" x 8' 01" (2.26m x 2.46m) Suite comprising mains shower with fixed head and hand held shower attachment; wall hung wash hand basin; low level W.C.: chrome ladder style radiator; glazed roof light.

Bedroom No. 2

11' 10" x 10' 05" (3.61m x 3.17m) U.P.V.C. framed double glazed window to front; built in wardrobe.

Bedroom No. 3

11' 10" x 6' 10" (3.61m x 2.08m) U.P.V.C. framed double glazed window to side; Karndean flooring.

Family Bathroom

7' 09" x 7' 11" (2.36m x 2.41m) Suite comprising panelled bath, mains shower over with fixed head and hand held shower attachment; inset wash hand basin in vanity unit with cupboard below; low level W.C.; chrome ladder style radiator; cupboard housing wall mounted Vaillant gas heating boiler; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Integral Garage (storage only)

Electrically operated door.

Gardens

The front garden has a block paved driveway providing ample off road parking. The good sized westerly facing rear garden is laid to lawn with established trees, flowering shrubs and bushes, rockery, seating areas and paved patio.

Council Tax Band E

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

Ground Floor



Sizes are approximate
Plan produced using PlanUp.

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

