



87 Ashcroft Road, Formby, Liverpool, Merseyside. L37 6BJ

£300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This extended five bedroom semi-detached house offers versatile accommodation with great potential to transform into a beautiful family home with ample living space. The accommodation comprises two entertaining rooms, a large kitchen diner with access to an integral garage, five bedrooms and a family bathroom. The property is situated in a popular residential location convenient for transport links and bus routes, local primary and secondary schools, Formby village with all its amenities, Formby railway station and Formby beach. NO UPWARD CHAIN

FEATURES

- NO UPWARD CHAIN
- EXTENDED FIVE BEDROOM SEMI-DETACHED HOUSE
- IN NEED OF MODERNISATION
- TWO ENTERTAINING ROOMS
- EXTENDED SPACIOUS BREAKFAST KITCHEN
- FIVE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- ENCLOSED REAR GARDEN
- SINGLE GARAGE & OFF ROAD PARKING



ROOM DESCRIPTIONS

Entrance Hall

U.P.V.C framed double glazed door with windows to sides; stairs to first floor with two under stairs storage cupboards.

Front Entertaining Rooms

14' 07" x 11' 09" (into recess) (4.45m x 3.58m) U.P.V.C framed double glazed window to front; feature fire surround fitted with a living flame coal effect gas fire (not tested); double opening glazed doors leading to

Rear Entertaining Room

12' 06" x 9' 01" (into recess) (3.81m x 2.77m) U.P.V.C framed double glazed sliding patio door leading onto the rear patio and garden.

Spacious Breakfast Kitchen

16' 00" x 13' 10" (4.88m x 4.22m) (maximum dimensions) Excellent range of base, wall and drawer units with integrated refrigerator and freezer; 'Belling' four burner gas hob with cooker hood above; 'Beko' oven in a housing unit; cupboard housing a 'Vaillant' gas heating boiler; plumbing for an automatic washing machine; one and a half bowl sink unit with mixer tap; part tiled walls and tiled flooring; door to garage; U.P.V.C framed double glazed window and a door to the rear garden.

FIRST FLOOR

Split Level Landing

Loft access.

Bedroom No. 1

11' 09" x 10' 09" (into wardrobes) (3.58m x 3.28m) Double glazed window to front; built in wardrobes with hanging rails and shelving and dressing table with knee-hole.

Bedroom No. 2

10' 11" x 10' 06" (3.33m x 3.20m) Window to rear; range of built in wardrobes with hanging rails and open shelving; dressing table with knee-hole.

Bedroom No. 3

14' 04" x 6' 08" (4.37m x 2.03m) U.P.V.C framed double glazed window to front.

Bedroom No. 4

14' 04" (into deep recess) x 6' 07" (4.37m x 2.01m) Two windows to rear; wash hand basin in a vanity unit with cupboards below; built in wardrobes with overbed and drawer units.

Bedroom No. 5

8' 08" x 6' 10" (2.64m x 2.08m) (maximum dimensions) Double glazed window to front; built in wardrobes with overbed units and a bedside cabinet.

Family Bathroom

Suite comprising a pedestal wash hand basin; low level wc; panelled bath fitted with a mains shower and screen; tiled walls; double glazed opaque window to rear.

OUTSIDE

Integral Single Garage

Up and over door; power and light; door to kitchen.

Gardens

Gardens are present to the front and rear. The front garden has a driveway providing off road parking and is laid to lawn with bushes and shrubs. The enclosed rear garden has a patio area and is laid to lawn with borders containing trees and shrubs and an ornamental pond.

PLEASE NOTE

Property Disclaimer

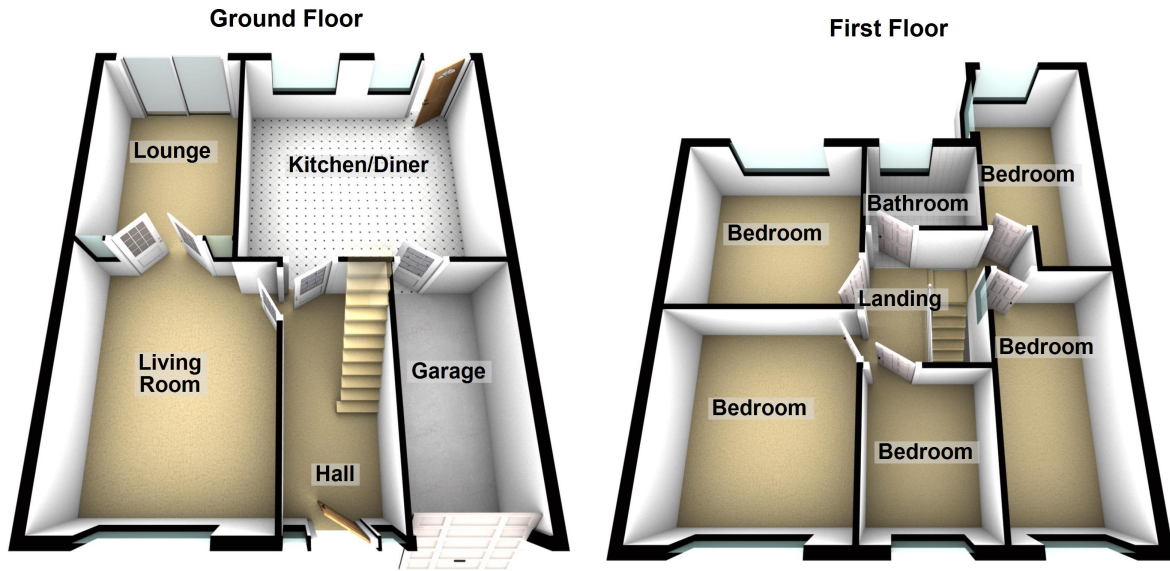
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	