



**1 Tower End, Victoria Road, Formby, Liverpool, Merseyside. L37
1LP**

£895,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

LOCATION, LOCATION, LOCATION... Colette Gunter Estate Agents are delighted to bring to the market a rare opportunity to purchase a detached residence which sits on an extensive FREEHOLD plot which backs onto Victoria Road. The property requires some modernisation and offers fantastic potential to extend and re-design or re-develop the plot (subject to the usual planning consents). Situated in a most sought after location, convenient for local amenities, Freshfield railway station, Formby golf club, local schools and the Pinewoods Nature Reserve and beach is literally round the corner. EARLY VIEWING IS ADVISED.

FEATURES

- DETACHED HOUSE ON AN EXTENSIVE PLOT IN AN EXCLUSIVE LOCATION
- DINING ENTRANCE HALL/CLOAKROOM/WC
- TWO ENTERTAINING ROOMS
- BREAKFAST KITCHEN & LAUNDRY ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- WRAP AROUND DELIGHTFUL EXTENSIVE GARDENS
- POTENTIAL RE-DEVELOPMENT OPPORTUNITY (Subject to the usual planning consents)



ROOM DESCRIPTIONS

Dining Entrance Hall

26' 05" x 11' 11" (8.05m x 3.63m) reducing to 18'10" (5.74m) Stairs to first floor with an under stairs storage cupboard; U.P.V.C framed double glazed double opening patio doors leading onto the westerly facing patio and gardens.

Cloakroom/WC

Suite comprising a low level wc; pedestal wash hand basin; opaque window to front.

Dual Aspect Entertaining Room with south/westerly Aspect

23' 11" x 16' 00" (7.29m x 4.88m) (maximum dimensions) Feature fire surround with tiled hearth; Window to front and rear; double glazed sliding patio door opening onto a raised decked area overlooking the extensive gardens.

Snug/ Study

13' 09" (to shelving) x 9' 06" (4.19m x 2.90m) Feature fire surround fitted with an electric fire; window to front.

Breakfast Kitchen

17' 06" (maximum dimensions) x 16' 03" (5.33m x 4.95m) Excellent range of base, wall and drawer units; 'Baumatic' electric hob with a cooker hood above; 'Bosch' oven and grill in a housing unit; freestanding slimline dishwasher; space for an upright refrigerator; part tiled walls; tiled flooring; two U.P.V.C framed double glazed windows to rear.

Laundry Room

Base cupboard with a single stainless sink unit; built in storage cupboards; plumbing for an automatic washing machine; part tiled walls; wall mounted 'Logic' gas heating boiler; door to double garage; U.P.V.C framed double glazed window to rear; door accessing the rear garden.

Landing

Built in linen cupboard with shelving and housing a water cylinder; access to a partially boarded spacious loft with a window via a pull down ladder.

Primary Bedroom

16' 10" x 15' 10" (5.13m x 4.83m) U.P.V.C framed double glazed window; built in furniture to include wardrobes with eaves storage,, dressing table with kneehole and drawer units.

Ensuite Bathroom with WC

9' 01" x 5' 06" (2.77m x 1.68m) Suite comprising a p-shaped bath; low level wc and wash hand basin in a vanity unit with a mirror above; tiled walls; ladder style heated towel rail; U.P.V.C framed double glazed opaque window to rear.



ROOM DESCRIPTIONS

Bedroom No. 2 with south facing balcony

16' 11" x 16' 02" (5.16m x 4.93m) U.P.V.C framed full length window with a U.P.V.C framed door opening onto a south facing balcony overlooking the delightful gardens; built in furniture to include wardrobes with eaves storage and cupboards above; dressing table with kneehole, bedside cabinets and drawer units.

Bedroom No. 3

10' 05" x 9' 05" (3.17m x 2.87m) U.P.V.C framed double glazed window to front.

Bedroom No. 4 / Study

10' 05" x 8' 10" (3.17m x 2.69m) U.P.V.C framed double glazed window to front; built in storage cupboard with hanging rail and freestanding drawer unit.

Family Bath/Shower Room

Suite comprising a 'Whirlpool' bath; low level wc; wash hand basin in a vanity unit; shower enclosure fitted with a mains shower; tiled flooring; part tiled walls; U.P.V.C framed double glazed opaque window.

OUTSIDE

Double Garage

Electronically controlled entrance gates lead to a driveway providing ample parking with a double garage with a electronically controlled door; power and light; window to side and door to laundry room.

Gardens

Enclosed south/westerly facing extensive gardens surround the property which are laid to lawn with well established borders containing mature trees, bushes and shrubs. There are patio areas, greenhouse and two garden sheds - a gardeners paradise.

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 **

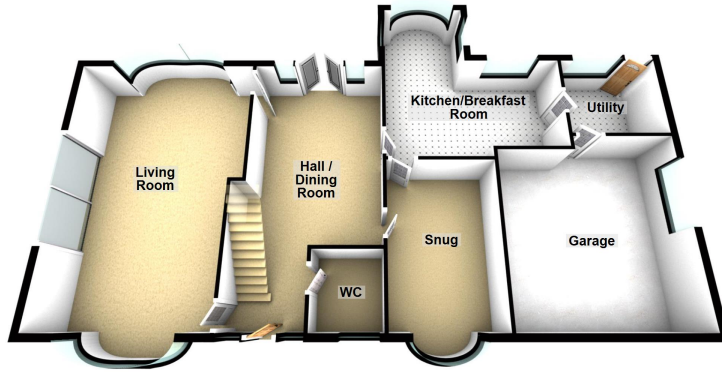




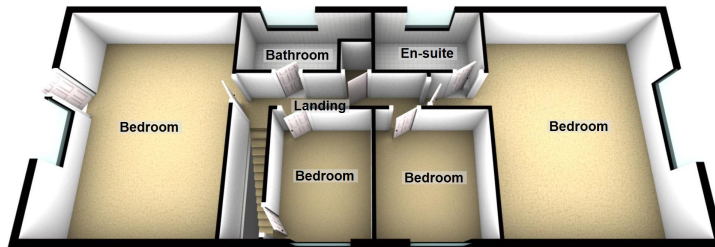


FLOORPLAN & EPC

Ground Floor



First Floor



Measurements 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		82
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

