



65 Kirklake Road, Formby, Liverpool, Merseyside. L37 2DA

£695,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN.....Colette Gunter Estate Agents are delighted to offer for sale this 1920's detached true bungalow which occupies an enviable position on this southerly facing plot which extends to approximately 0.4 of an acre. The property has been well maintained throughout by the present owners and viewing is essential to fully appreciate the deceptively spacious and versatile accommodation on offer, the extensive southerly facing rear garden would be of particular interest to garden enthusiasts. Situated in a highly regarded location which is convenient for all local amenities including Formby Railway Station, Formby Village and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- SPACIOUS DETACHED 1920'S TRUE BUNGALOW
- LARGE PLOT EXTENDING TO APPROX 0.4 OF AN ACRE
- SOUGHT AFTER ESTABLISHED LOCATION
- THREE/FOUR ENTERTAINING ROOMS
- DINING KITCHEN
- THREE/FOUR BEDROOMS
- FAMILY BATHROOM/SHOWER ROOM & SEPARATE SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DETACHED DOUBLE GARAGE WITH LAUNDRY ROOM
- EXTENSIVE GARDENS
- LARGE FRONTAGE PROVIDING AMPLE OFF ROAD PARKING
- SOUTHERLY REAR ASPECT



ROOM DESCRIPTIONS

Verandah Style Porch

Tiled step.

Front Sitting Room

11' 11" x 10' 6" into recess excluding window recess (3.63m x 3.20m) Glazed door with 'leaded' lights and coloured glass; U.P.V.C. framed double glazed window to front with deep sill; feature cast iron fireplace surround with open grate. picture rails.

Spacious Hallway

5' 10" x 18' 8" (1.78m x 5.69m) Picture rails; three wall light points; access to partially boarded loft.

Front Dining Room with Study Area

21' 10" x 14' 1" reducing to 10'06" (6.65m x 4.29m) Two U.P.V.C. framed double glazed windows to front; feature marble fireplace fitted with living flame coal effect gas fire; picture rails.

Family Room

14' 5" excluding window recess x 15' 0" (4.39m x 4.57m) U.P.V.C. framed double glazed box bay window to side; feature 'marble' fireplace surround with matching interior and hearth and fitted with a living flame coal effect gas fire; picture rails.

Dining Kitchen

11' 1" x 16' 10" (3.38m x 5.13m) Range of base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; four burner gas hob with extractor canopy above and stainless steel splash back; Bosch double oven and grill in housing unit; Bosch integrated dishwasher; space for American style refrigerator/freezer; larder cupboards; wine storage; Worcester wall mounted gas heating boiler; U.P.V.C. framed double glazed window to rear; two U.P.V.C. framed double glazed windows to side; double glazed door to side with 'Georgian' style panes.

Bedroom No. 4

11' 5" x 12' 4" (3.48m x 3.76m) U.P.V.C. framed double glazed window to side; picture rails.

Inner Hall/Study Area

Garden Room/Bedroom No. 2

9' 10" x 18' 0" (3.00m x 5.49m) U.P.V.C. framed double glazed, double opening 'French' doors to rear garden; U.P.V.C. framed double glazed window to side with deep sill; picture rails.

Bedroom No. 1

12' 10" x 15' 10" (3.91m x 4.83m) U.P.V.C. framed double glazed, double opening 'French' doors to rear garden; U.P.V.C. framed double glazed window to side with obscure glass; picture rails.



ROOM DESCRIPTIONS

Bedroom 3

8' 4" x 13' 0" (2.54m x 3.96m) U.P.V.C. framed double glazed window; picture rails.

Family Bathroom/Shower Room with W.C.

9' 2" x 13' 6" (maximum dimensions) (2.79m x 4.11 m) Suite comprising a panelled bath; shower enclosure with mains fitment; inset wash hand basin in vanity unit with illuminated mirror over; low level W.C.; chrome ladder style radiator; extractor; U.P.V.C. framed double glazed window to rear with obscure glass.

Shower Room with W.C.

Suite comprising shower compartment with mains fitment, large fixed head shower and hand held shower attachment; inset wash hand basin in vanity unit with mixer tap and cupboard below; low level W.C. with concealed cistern.

Outside

Detached Double Garage

18' 8" x 17' 11" (5.69m x 5.46m) Two electrically operated up and over doors; power and light; door to: -

Laundry Room

5' 1" x 17' 10" (1.55m x 5.44m) Single drainer stainless steel sink unit; plumbing for automatic washing machine; space for tumble dryer; U.P.V.C. framed double glazed window to rear and side; door to side.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with extensive block paved driveway which provides ample parking for several vehicles and continues to the side of the property giving access to detached double garage. The large southerly facing rear garden has an extensive lawn with borders containing established small trees, shrubs and bushes, covered patio area.

PLEASE NOTE

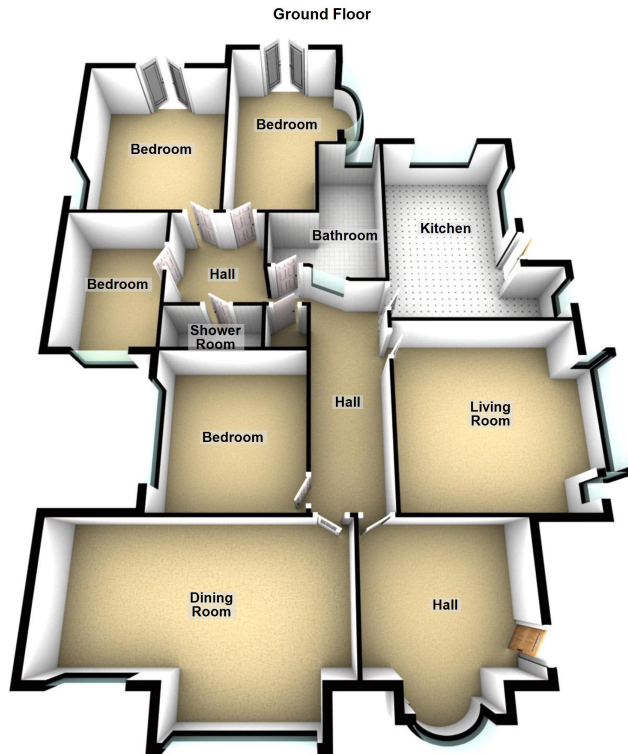
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

