



12 Beechwood Drive, Formby, Liverpool, Merseyside. L37 2DG

£535,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to offer for sale this extended and well planned detached house which offer spacious and versatile family accommodation with the added advantage of a large westerly facing rear garden plus ample off road parking to accommodate multiple vehicles/caravan. The property is situated in a popular residential location, convenient for local schools, shops, Formby railway station, Formby village with all its amenities and the pinewoods nature reserve and beach. EARLY VIEWING IS ADVISED.

## FEATURES

- SPACIOUS ENCLOSED VESTIBULE
- ENTRANCE HALL CLOAKROOM/W.C.
- SPACIOUS FRONT ENTERTAINING ROOM
- REAR DINING ROOM OPEN TO A GARDEN ROOM
- BREAKFAST KITCHEN & LAUNDRY ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- SPACIOUS ENSUITE SHOWER ROOM WITH WC
- LARGE WESTERLY FACING REAR GARDEN
- SINGLE GARAGE AND AMPLE PARKING





## ROOM DESCRIPTIONS

### Spacious Enclosed Vestibule

U.P.V.C framed double glazed door with window to side; tiled flooring.

### Entrance Hall

Stairs to first floor; laminate flooring; double opening glazed doors to front entertaining room.

### Cloakroom/WC

Suite comprising a low level wc; pedestal wash hand basin; part tiled walls.

### Spacious Front Entertaining Room

18' 09" x 13' 04" (maximum dimensions) (5.71m x 4.06m) Double glazed window to front; laminate flooring; feature fire surround with a 'slate hearth, exposed brick effect recess and fitted with a log burner stove.

### Rear Dining Room

12' 08" x 8' 11" (3.86m x 2.72m) High level double glazed opaque window to side; laminate flooring; deep under stairs storage cupboard; open to ....

### Garden Room

10' 01" x 9' 04" (3.07m x 2.84m) Full length double glazed picture window overlooking the delightful westerly facing rear garden; double glazed windows and door leading onto the patio area.

### Breakfast Kitchen

18' 08" x 10' 04" (5.69m x 3.15m) reducing to 9'00" (2.74m) Excellent range of base, wall, drawer and china cabinets with over unit lighting; integrated dishwasher and refrigerator; 'Hotpoint' five burner gas hob with a cooker hood above; 'Zanussi' oven with separate grill in a housing unit; one and a half bowl stainless steel sink unit with mixer tap; part tiled walls; double glazed window to rear and double glazed double opening patio doors leading onto the westerly facing rear garden,

### Laundry Room

10' 02" x 6' 00" (3.10m x 1.83m) Base and wall units with working surfaces; single stainless steel sink unit with mixer tap; plumbing for an automatic washing machine; space for an upright refrigerator; wall mounted 'Baxi' gas heating boiler; part tiled walls; tiled flooring; door to garage; double glazed window to rear.

### FIRST FLOOR

#### Landing

Double glazed coloured 'lead light' window to side; access to a partially boarded loft with light via a pull down ladder.

#### Bedroom No. 1

20' 02" (maximum dimensions) x 13' 08" (6.15m x 4.17m) Double glazed window to rear; built in wardrobes with hanging rails and cupboards above.



## ROOM DESCRIPTIONS

### Spacious Ensuite Shower Room

9' 02" x 7' 06" (2.79m x 2.29m) Suite comprising a low level wc; bidet; pedestal wash hand basin; shower enclosure fitted with a 'Triton' electric shower; tiled walls; double glazed opaque window to front.

### Bedroom No. 2

18' 09" x 8' 11" (5.71m x 2.72m) reducing to 5'09" (1.75m) Double glazed window to front; built in wardrobe with hanging rails and shelving; built in linen cupboard housing a water cylinder; fitted drawer unit and desk; wash hand basin in a vanity unit.

### Bedroom No. 3

10' 11" x 8' 03" (3.33m x 2.51m) Double glazed window to rear; built in cupboard with shelving.

### Bedroom No. 4 / Study

9' 01" (into wardrobes) x 7' 06" (2.77m x 2.29m) Double glazed window to rear; built in wardrobe with hanging rails.

### Family Bathroom

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with a 'Triton' electric shower above; low level wc; ladder style heated towel rail; tiled flooring and part tiled walls; double glazed opaque window to side.

### Gardens

Gardens are present to the front and rear. The low walled front garden is laid to lawn with a gravelled driveway providing ample off road parking for several vehicles plus a caravan/motorhome. The delightful westerly facing large rear garden has a patio area, pond and water feature and is laid to lawn with well stocked borders which is a perfect setting for outdoor entertaining.

### 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 \*\*

## OUTSIDE

### Single Garage

Up and over door; power and light; wall and base units; open shelving; door to laundry room;





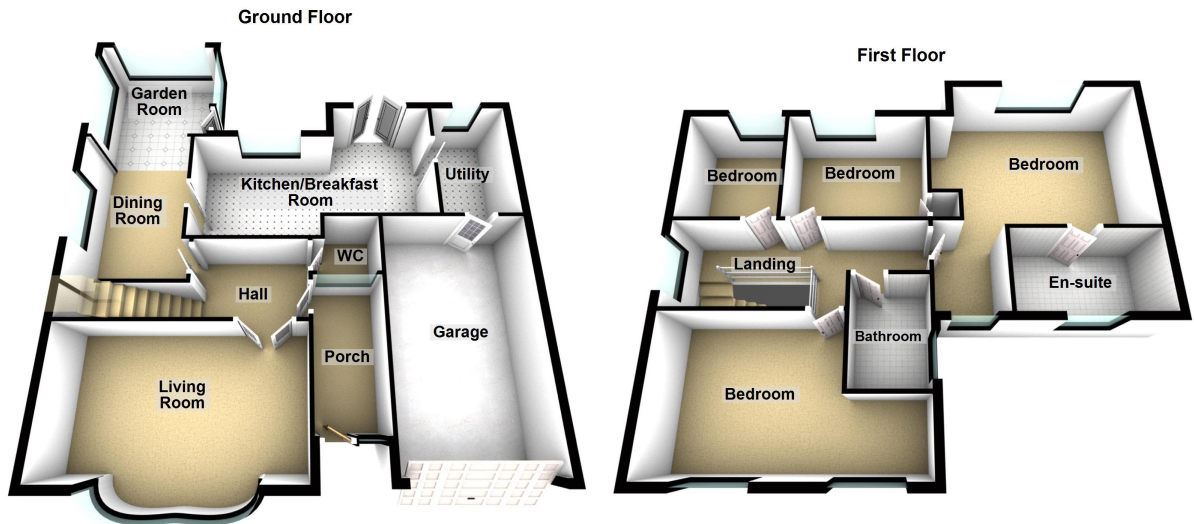








# FLOORPLAN & EPC



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(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	