



**27 Beechwood Drive, Formby, Liverpool, Merseyside. L37 2DQ**

**£380,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this detached house which occupies an enviable corner plot position, whilst in need of some modernisation the property offers potential for extension to both sides subject to the relevant planning consents, effectively doubling the existing footprint and creating the perfect family home. Features include a lounge which opens dining room, kitchen, conservatory, three well appointed bedrooms, first floor shower room, garage and southerly rear aspect.

The property is situated in a popular established location which is convenient for all local amenities including local primary and secondary schools, transport links including Formby railway station, the National Trust Pinewoods Nature Reserve and Beach and Formby Village with its wide variety of restaurants, coffee shops, independent shops and supermarkets.

## FEATURES

- DETACHED HOUSE CORNER PLOT POSITION
- POTENTIAL TO EXTEND SUBJECT TO THE RELEVANT PLANNING CONSENTS
- LOUNGE OPEN TO DINING ROOM
- CONSERVATORY
- KITCHEN
- THREE BEDROOMS
- CLOAK ROOM/W.C. & FIRST FLOOR SHOWER ROOM
- GAS HEATING SYSTEM & MAJORITY DOUBLE GLAZING
- SINGLE GARAGE
- SOUTHERLY REAR ASPECT



## ROOM DESCRIPTIONS

### Vestibule Entrance

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window; cloaks cupboard; laminate flooring.

### Lounge

14' 7" x 11' 2" (4.45m x 3.40m) U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with coal effect gas fire; three wall light points; open to:-

### Dining Room

9' 8" x 11' 4" (2.95m x 3.45m) U.P.V.C. framed glazed double opening French doors with matching side windows.

### Kitchen

7' 7" x 9' 9" (2.31m x 2.97m) Base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for under counter refrigerator/freezer; built in larder cupboards; part tiled walls; U.P.V.C. framed glazed window to rear; door to:-

### Conservatory

14' 7" x 14' 9" (4.45m x 4.50m) (maximum dimensions) U.P.V.C. framed glazed windows and U.P.V.C. framed glazed double opening French doors to rear garden; tiled floor; door to garage.

### Cloakroom/Utility

Plumbing for automatic washing machine; Baxi wall mounted gas heating boiler; wall mounted wash hand basin; low level W.C.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to side; loft access.

#### Bedroom No. 1

11' 4" x 12' 5" (3.45m x 3.78m) U.P.V.C. framed double glazed window to rear.

#### Bedroom No. 2

10' 1" x 11' 2" excluding door recess (3.07m x 3.40m) U.P.V.C. framed double glazed window to front.

#### Bedroom No. 3

7' 7" x 8' 3" (2.31m x 2.51m) U.P.V.C. framed double glazed window to front.

#### Shower Room with W.C.

Suite comprising tiled shower compartment fitted with electric shower; pedestal wash hand basin; low level W.C.; tiled walls; linen cupboard; U.P.V.C. framed double glazed window to rear with obscure glass.

#### Outside

##### Attached Garage

Metal up and over door.

##### Front Garden

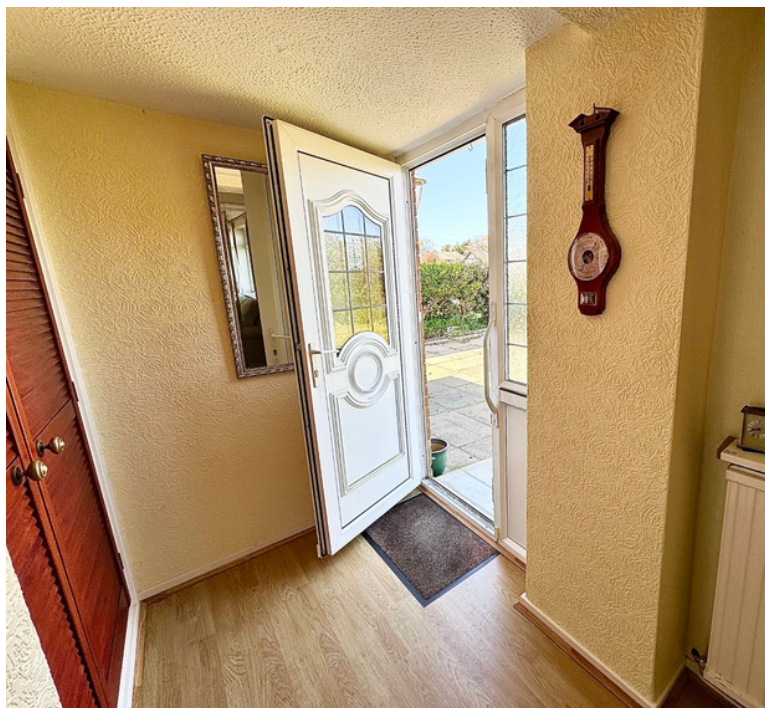
Laid to lawn with established shrubs and bushes and extensive paved driveway providing ample off road parking and further paved areas to both sides.

##### Southerly Facing Rear Garden

Laid to lawn with raised beds, borders containing established hedging and paved 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 \*\*





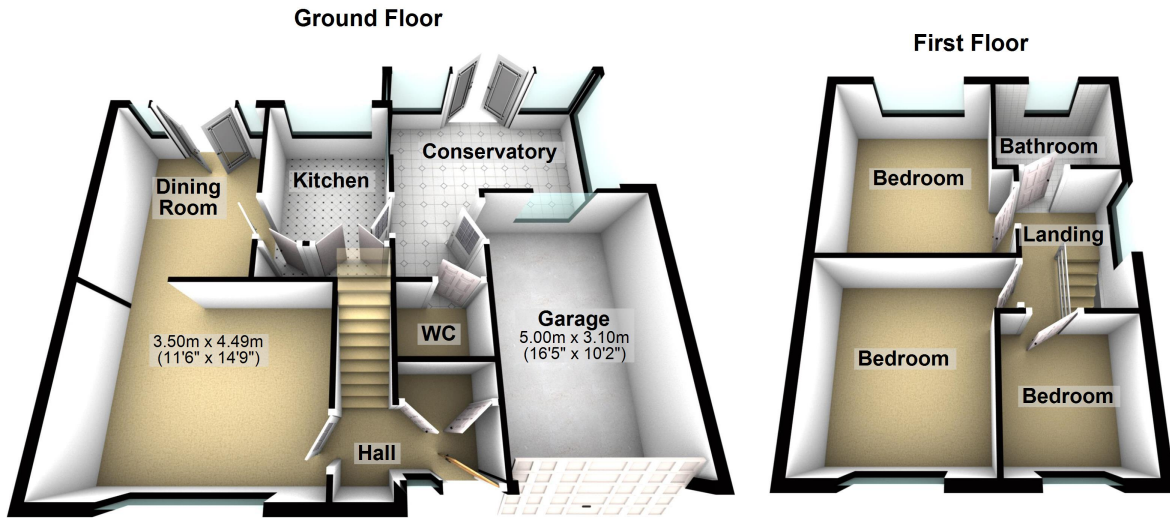








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(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	

