



11 Beech Drive, Formby, Liverpool, Merseyside. L37 1NN

Offers Over £300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this extended link detached true bungalow which is in need of modernisation yet offers a spacious and versatile floorplan with potential to extend further subject to the relevant planning consents or redesign the existing accommodation to suit. Situated in this much sought after location which is convenient for numerous local amenities including local shops, local bus routes, primary and secondary schools, Formby railway station, Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets and a short distance away from The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- NO UPWARD CHAIN
- IN NEED OF MODERNISATION
- EXTENDED LINK DETACHED TRUE BUNGALOW
- SOUGHT AFTER LOCATION
- THREE ENTERTAINING ROOMS
- TWO BEDROOMS
- BATHROOM/SHOWER ROOM
- KITCHEN
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE
- GARDENS
- PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door with obscure glass and matching U.P.V.C. framed double glazed windows to side.

Hall

Glazed door with obscure glass and matching side window; loft access; storage cupboard.

Lounge

12' 0" x 14' 10" (3.66m x 4.52m) U.P.V.C. framed double glazed window to front; feature fireplace surround; open to:

Family Room

8' 6" x 12' 1" (2.59m x 3.68m) U.P.V.C. framed double glazed window to front; open to:-

Dining Room

8' 6" x 8' 4" (2.59m x 2.54m) Double glazed sliding patio door with matching side panel to rear garden.

Kitchen

8' 8" x 10' 8" (2.64m x 3.25m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; electric oven in housing unit; four burner gas hob; space for under counter refrigerator and freezer; plumbing for automatic washing machine; freestanding gas heating boiler; broom cupboard; part tiled walls; U.P.V.C. framed double glazed window to rear.

Bedroom No. 1

11' 4" x 12' 6" into wardrobe (3.45m x 3.81m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with hanging rails and overhead cupboards.

Bedroom No. 2

11' 4" x 11' 3" (3.45m x 3.43m) U.P.V.C. framed double glazed window to side; open to:-

Sitting Room

9' 7" x 11' 1" (2.92m x 3.38m) Double glazed sliding patio door to side with matching side panel; U.P.V.C. framed double glazed window to rear.

Bathroom/Shower Room

8' 6" x 5' 6" (2.59m x 1.68m) Suite comprising panelled bath; tiled shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Attached Single Garage

Metal up and over door; door to rear.

Gardens

Gardens are present to front and rear.

PLEASE NOTE

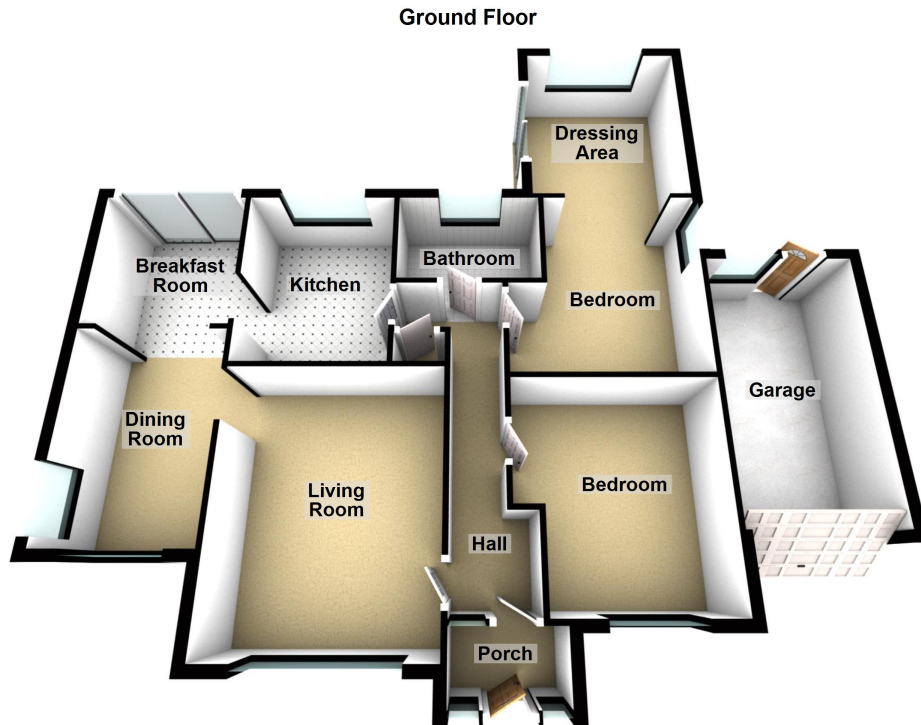
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Measurement 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		
(55-68)	D		
(39-54)	E		43
(21-38)	F		
(1-20)	G	10	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

