



7 Victoria Way, Formby, Liverpool, Merseyside. L37 1YF

Offers in Region of £1,250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this individually designed detached gated residence which is tucked away in an exclusive cul-de-sac location off Victoria Road. The property occupies an enviable position and is set within established gardens on this westerly facing plot which extends to approximately 0.35 of an acre with spacious family accommodation extending to approximately 4600 square feet. Situated in this much sought after location which is convenient for championship golf courses including Formby, Hillside & Birkdale, Freshfield Railway Station, local primary & secondary schools, private schools in the area include St Marys & Merchant Taylors girls & boys schools in Crosby and just a stones throw away from The National Trust Pinewoods Nature Reserve & Beach and Formby Village with all its amenities.

FEATURES

- GATED DETACHED HOUSE OFF VICTORIA ROAD
- ATTRACTIVE PLOT EXTENDING TO APPROXIMATELY 0.35 OF AN ACRE
- FOUR ENTERTAINING ROOMS
- SUPERB SNOOKER ROOM/GAMES ROOM
- ATTRACTIVE KITCHEN & SEPARATE LAUNDRY ROOM
- SPACIOUS PRIMARY BEDROOM WITH LUXURY EN-SUITE BATHROOM/SHOWER ROOM
- FOUR FURTHER BEDROOMS (TWO WITH EN-SUITE FACILITIES)
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GOOD SIZED WESTERLY FACING REAR GARDEN
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Open Porch

Spacious Reception Hall

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed side panel; U.P.V.C. framed double glazed window; Amtico flooring; decorative radiator cover with mirror over mantel; cloaks cupboard.

Cloakroom/W.C

Suite comprising an inset wash hand basin in vanity unit with cupboards below; low level W.C.; U.P.V.V. framed double glazed window.

Front Sitting Room

17' 5" into recess x 13' 5" (5.31m x 4.09m) U.P.V.C. framed double glazed window to front.

Spacious Rear Entertaining Room

20' 7" x 17' 3" (6.27m x 5.26m) Two U.P.V.C. framed double glazed windows to side; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed, double opening French doors to rear garden; feature limestone fireplace surround fitted with log effect gas fire.

Dining Room

16' 10" x 12' 2" (5.13m x 3.71m) U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed double opening French doors to rear garden.

Snooker Room/Games Room

19' 11" x 30' 2" (6.07m x 9.19m) U.P.V.C. framed double glazed windows to front and side; space for full size snooker table; fitted bar with stainless steel sink unit, built in cupboards and tiled floor.

Country Style Breakfast Kitchen

17' 6" x 12' 2" (5.33m x 3.71m) Range of base wall and drawer units; granite working surfaces incorporating a one and a half bowl inset sink with mixer tap; space for range style cooker with illuminated extractor canopy above; integrated larder refrigerator; integrated dishwasher; centre island with granite working surface incorporating breakfast bar and drawers below; dresser unit with illuminated china cupboards and drawers; wine rack; Amtico flooring; U.P.V.C. framed double glazed window to side; open to:

Family Room

17' 5" x 12' 1" (5.31m x 3.68m) Two U.P.V.C. framed double glazed windows to rear; U.P.V.C. framed double glazed double opening French doors opening onto westerly facing patio.

Laundry Room

11' 1" x 8' 0" (3.38m x 2.44m) Base cupboards; single drainer stainless steel sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; space for American style refrigerator/freezer; Amtico flooring; door to garage; stable door; U.P.V.C. framed double glazed window.

Boot Room

U.P.V.C. framed double glazed window; wall and drawer units.

First Floor

Galleried Landing

U.P.V.C. framed double glazed window to front; walk-in linen store with access via aluminium ladder to spacious loft area.

Main Bedroom

19' 11" x 17' 4" (6.07m x 5.28m) Two sets of U.P.V.C. framed double glazed double opening French doors to Juliet balconies; superb range of built in furniture to include wardrobes, dressing table with knee-hole and drawers; fitted mirror; decorative radiator cover and two bed side tables with drawers.

Luxury En-Suite Bathroom/Shower Room

Suite comprising a tiled shower compartment with mains fitment; oval bath to recess with granite surround, corner mixer tap and hand held shower attachment; twin inset wash hand basins in vanity unit with granite surround and cupboards below; fitted mirror; low level W.C. with concealed cistern; tiled walls; tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

Bedroom No. 2

13' 6" x 12' 6" (4.11m x 3.81m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall; dressing table with knee-hole and drawers.



ROOM DESCRIPTIONS

En-Suite Shower Room

Suite comprising a tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with cupboards below; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 3

11' 9" x 20' 8" into recess (3.58m x 6.30m) U.P.V.C. framed double glazed window to rear; Velux roof light; built in furniture to include wardrobes and dressing table with kneehole and drawers; walk-in wardrobe.

En-Suite Shower Room

Suite comprising a tiled shower compartment; inset wash hand basin in vanity unit with cupboards below; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side.

Bedroom No. 4

12' 5" x 12' 4" (3.78m x 3.76m) U.P.V.C. framed double glazed window to rear; built in furniture to include wardrobes, bedside table with drawers; dressing table with kneehole and drawers.

Bedroom No. 5/Study

7' 10" x 12' 2" (2.39m x 3.71m) U.P.V.C. framed double glazed window to front.

Box Room/Walk-in Wardrobe

U.P.V.C. framed double glazed window to rear; open robes with hanging rails and shelving.

Family Bathroom

Suite comprising a tiled sided bath; pedestal wash hand basin; low level W.C.: part tiled walls; U.P.V.C. framed double glazed window with obscure glass to front.

Outside

Double Width Garage

Electrically controlled up-and-over door; power and light; door to laundry room.

Gardens

Gardens are present to front and rear. The walled front garden is accessed via electrically controlled gates providing access to the extensively block paved driveway which provides ample parking for several vehicles and raised lawn with wide well stocked borders. The good sized split level westerly facing rear garden and an extensive Indian stone patio with raised lawn and established borders containing an abundance of mature trees, flowering shrubs and bushes; exterior lighting; summer house; ornamental pond and an Indian stone paved courtyard to side.

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
Please contact us for further details

| 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 | 70 | 77 |
| (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  | |

