



**9 Abbots Way, Formby, Liverpool, Merseyside. L37 6DR**

**Offers Over £238,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present the market this immaculately presented and well maintained semi detached true bungalow which offers deceptively spacious re-designed accommodation. The property occupies a pleasant position with the advantage of a good sized south westerly facing rear garden and is conveniently situated for some local shops and transport links including a regular bus service to Formby Village with its vast array of coffee bars, restaurants, shops and supermarkets.

## FEATURES

- NO UPWARD CHAIN
- ESTABLISHED CUL-DE-SAC LOCATION
- GOOD SIZED SOUTH WESTERLY FACING REAR GARDEN
- SPACIOUS LOUNGE
- KITCHEN WITH BUILT IN APPLIANCES
- CONSERVATORY
- TWO BEDROOMS
- SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- LARGE GARAGE
- GARDENS TO FRONT & REAR
- OFF ROAD PARKING



## ROOM DESCRIPTIONS

### Spacious Vestibule Entrance

6' 2" x 8' 3" (1.88m x 2.51m) U.P.V.C. framed double glazed door with obscure glass with matching side windows; cloaks cupboard; tiled floor.

### Lounge

12' 1" x 15' 9" (3.68m x 4.80m) U.P.V.C. framed double glazed window to front; feature fireplace fitted with living flame coal effect gas fire; laminate flooring; laminate flooring.

### Inner Hall

Access to partially boarded loft with light via aluminium folding ladder; gas heating boiler.

### Kitchen with Built in Appliances

9' 1" x 10' 3" (2.77m x 3.12m) Range of base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; built under Hoover electric oven; four burner gas hob with extractor canopy over; integrated refrigerator, integrated freezer; integrated Bosch washing machine; part tiled walls; tiled floor; U.P.V.C. framed double glazed sliding patio door to:-

### Conservatory

18' 3" x 7' 10" (5.56m x 2.39m) U.P.V.C. framed double glazed windows with opening transoms and U.P.V.C. framed double glazed double opening French doors to rear garden.

### Bedroom No. 1

9' 1" x 13' 3" (2.77m x 4.04m) U.P.V.C. framed double glazed window to rear; built in wardrobe; laminate flooring.

### Bedroom No. 2

6' 8" x 10' 8" (2.03m x 3.25m) U.P.V.C. framed double glazed window to side; built in wardrobe; laminate flooring.

### Shower Room with W.C.

5' 10" x 5' 9" (1.78m x 1.75m) Suite comprising a tiled shower compartment with mains fitment; inset wash hand basin in vanity unit with mixer tap and cupboard below; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

### Large Garage

9' 0" x 23' 0" (2.74m x 7.01m) U.P.V.C. framed window to side and door to rear; up and over door.

### Gardens

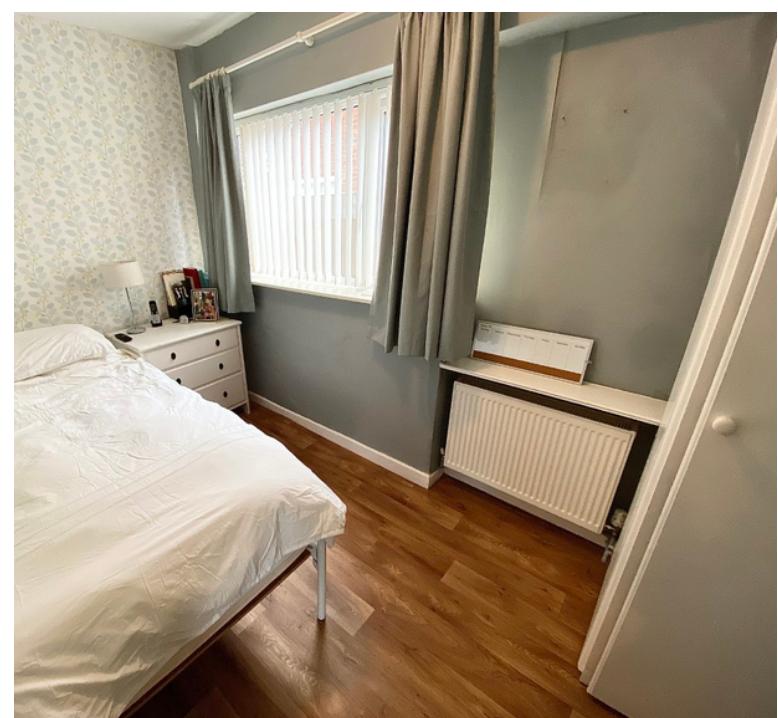
Gardens are present to front and rear. The front garden has been planned for ease of maintenance and is paved with borders containing flowering shrubs and bushes. There is a long driveway for parking and double opening timber gates to the side. The good sized south westerly facing rear garden has patio areas, raised timber decking with balustrade to rear, lawn with borders containing established shrubs and bushes; garden shed and outside water tap.

### PLEASE NOTE

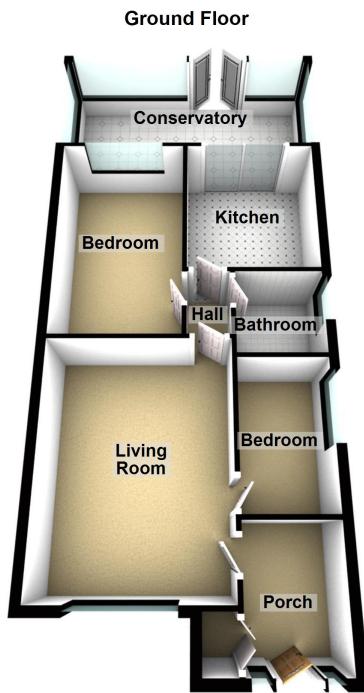
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	70	87
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC