



**95 Gores Lane, Formby, Liverpool, Merseyside. L37 7DE**

**Offers in Excess of £650,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Interior inspection is highly recommended to appreciate this four double bedroom detached house which offers spacious and versatile family accommodation and sits on a large corner plot in Freshfield. This delightful property is situated in a most sought after location and is within easy reach of Formby village with all its amenities, Freshfield railway station, local bus routes, Primary and Secondary schools and the Pinewoods Nature Reserve and beach.

## FEATURES

- ENTRANCE HALL CLOAKROOM/W.C.
- THREE ENTERTAINING ROOMS
- STUDY
- SPACIOUS BREAKFAST KITCHEN
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- PARTIAL DOUBLE GLAZING, GAS HEATING SYSTEM
- DOUBLE GARAGE
- PARKING, LARGE PLOT WITH GARDENS TO FRONT, SIDE AND REAR



## ROOM DESCRIPTIONS

### Covered Entrance

wall light point

### L-Shaped Entrance Hall

Entrance door with window to side; built in deep cloaks cupboard; stairs to first floor.

### Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboards and drawers; heated towel rail; tiled walls; opaque window to front.

### Dual Aspect Entertaining Room

24' 02" x 13' 11" (7.37m x 4.24m) Bay window to front; feature brick fireplace fitted with a living flame 'Cast Iron' fire basket log effect gas fire; double glazed sliding patio door leading onto the west facing rear patio and garden; open to....

### Dining Room

12' 05 (maximum dimensions) " x 9' 10" (3.78m x 3.00m) U.P.V.C framed double glazed window to rear.

### Study

9' 10" x 7' 08" (3.00m x 2.34m) Window to front

### Morning Room

20' 05" x 9' 08" (6.22m x 2.95m) reducing to 7'08" Feature brick fire surround fitted with a log burning stove; U.P.V.C framed full length window to rear and window to side; U.P.V.C framed sliding patio door leading onto the west facing rear patio and garden; open to.....

### Spacious Breakfast Kitchen

17' 05" x 14' 05" (5.31m x 4.39m) reducing to 8'10" Excellent range of base, wall and drawer units; single stainless steel sink unit with mixer tap; 'Bosch' built in oven with a separate grill; 'Stoves' four burner electric hob with a cooker hood above; space for a freestanding dishwasher and upright refrigerator/freezer; part tiled walls; U.P.V.C framed double glazed window to side and rear.

### Utility Room

9' 08" x 4' 06" (2.95m x 1.37m) U.P.V.C framed double glazed window to side; wall mounted gas boiler; plumbing for a washing machine; part tiled walls; personnel door to garage.

### Galleried Landing

Window to front; built in linen cupboard housing a water cylinder.



## ROOM DESCRIPTIONS

### Bedroom No. 1

13' 10" x 13' 03" (4.22m x 4.04m) U.P.V.C framed double glazed window to rear and opaque window to side; shower enclosure fitted with a mains shower and pedestal wash hand basin.

### Bedroom No. 2

13' 10" x 9' 11" (4.22m x 3.02m) Secondary glazed window to front.

### Bedroom No. 3

13' 02" x 9' 03" (4.01m x 2.82m) (excluding door well)  
U.P.V.C framed double glazed window to rear; wash hand basin in a vanity unit with cupboard below; range of fitted furniture to include wardrobes, overbed cupboards; bedside unit and a dressing table with kneehole.

### Bedroom No. 4

Secondary glazed window to front.

### Spacious Family Bathroom

Suite comprising a panelled bath fitted with a 'Mira' shower attachment above; low level wc; wash hand basin in a vanity unit with cupboard below; opaque window to rear.

## OUTSIDE

### Gardens

Generous established gardens are to the front, side and rear of the property. The enclosed delightful west facing rear garden has two patio areas with a timber gazebo and is laid to lawn with well stocked borders containing bushes, shrubs and mature trees.

### Double Garage (Accessed via Grange Lane)

Electronically controlled door; power and light; two windows to side; built in shelving; personnel door to the utility room

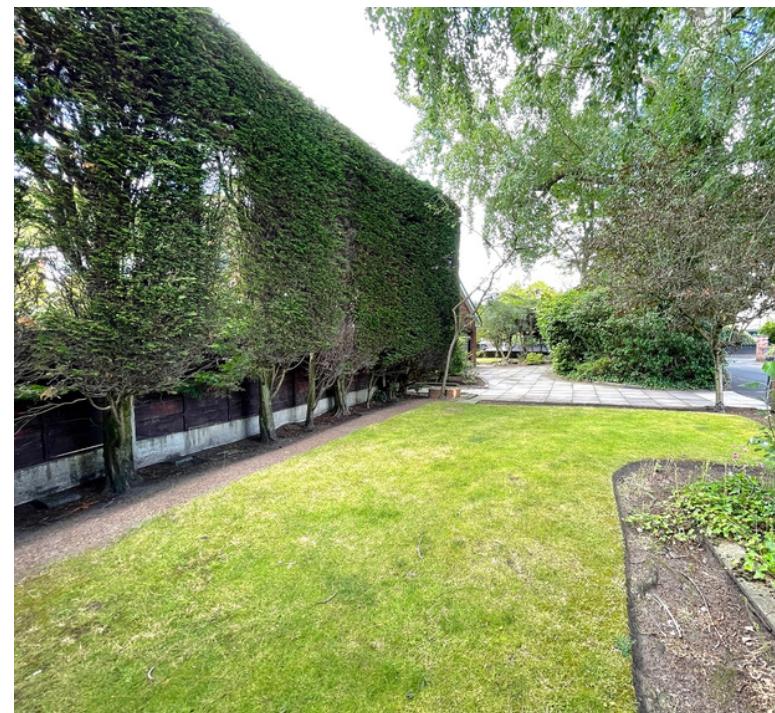
### PLEASE NOTE

Property Disclaimer

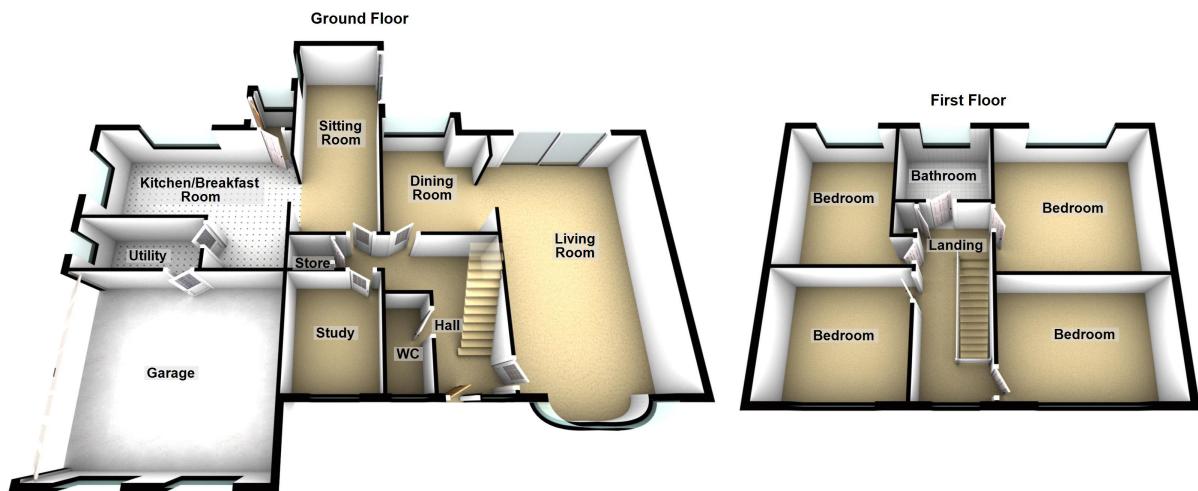
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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







## 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>	52	
(21-38) <b>F</b>		73
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC