

**4 Tower End, Victoria Road, Formby, Liverpool, Merseyside. L37
1LP**

£1,500,000

SOLD STC



PROPERTY DESCRIPTION

NO UPWARD CHAIN.

STUNNING GROUNDS !!!Colette Gunter Estate Agents are delighted to present to the market this spacious Georgian style detached house which occupies a superb plot. In need of some modernisation with potential to refurbish, extend and redesign the existing accommodation to create the perfect family home. Set in mature wooded grounds, the prolific gardens are undoubtedly a feature with spacious lawns and a back ground of mature trees overlooking established woodland to the rear. Situated in one of the most sought after locations in the area and within close proximity to the National Trust Pinewoods Nature Reserve and Beach. EARLY VIEWING ADVISED

FEATURES

- TWO ENTERTAINING ROOMS, SPACIOUS CONSERVATORY, CLOAKROOM/W.C.
- DINING KITCHEN, UTILITY ROOM & LAUNDRY ROOM
- MAIN BEDROOM WITH DRESSING AREA AND EN-SUITE BATHROOM
- THREE FURTHER BEDROOMS AND FAMILY SHOWER ROOM
- GAS HEATING SYSTEM, MAJORITY DOUBLE GLAZING
- DOUBLE GARAGE, EXTENSIVE GARDENS



ROOM DESCRIPTIONS







FLOORPLAN & EPC



Measurements are approximate
Plan produced using Planipol

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(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	