



22 Timms Lane, Formby, Liverpool, Merseyside. L37 7DN

£995,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market Newton House which is a uniquely designed detached residence which occupies an enviable position with the advantage of a large southerly facing rear garden. The property offers well planned and spacious family accommodation and boasts many features including a unique balustraded corner balcony with double opening French doors from the first floor landing, spacious rear entertaining room with bay windowed French doors opening onto the immaculately landscaped rear garden. The five bedrooms to the first floor include master and guest suites both of which benefit from fitted wardrobes and en-suite facilities. The private gardens are without a doubt one of the best attributes of the property with extensive lawns, borders containing numerous mature trees, flowering shrubs and bushes and views to the side over Formby Bowling Green. Situated in one of the most sought after locations in Freshfield which is convenient for local primary and secondary schools, Freshfield Railway Station with links to Liverpool & Southport, Formby Golf Links, The National Trust Pinewoods Nature Reserve and Beach and a short distance away from Formby Village with all its amenities including coffee bars, restaurants, local shops and supermarkets including Waitrose and Marks & Spencer.

FEATURES

- UNIQUE DETACHED HOUSE WITH LARGE SOUTHERLY FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- SPACIOUS RECEPTION HALL
- SITTING/FAMILY ROOM
- REAR ENTERTAINING ROOM WITH FRENCH DOORS OPENING TO REAR GARDEN
- LARGE KITCHEN OPEN TO DINING ROOM
- LAUNDRY ROOM
- FOUR/FIVE BEDROOMS (TWO WITH EN-SUITE FACILITIES)
- SPACIOUS FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DOUBLE GARAGE
- GARDENS TO FRONT & REAR
- EXTERIOR LIGHTING
- AMPLE OFF ROAD PARKING
- VIEWS TO SIDE OVER FORMBY BOWLING GREEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Double glazed arched double opening doors and matching side windows; quarry tiled floor.

Reception Hall

Glazed door with coloured glass and 'leaded' lights and double glazed side windows; stairs to first floor; under stairs storage cupboard.

Cloakroom/W.C.

Suite comprising of a pedestal wash hand basin; low level W.C.; part tiled walls; double glazed window to rear with obscure glass.

Front Sitting Room/Family Room

14' 1" x 12' 1" (4.29m x 3.68m) Double glazed splayed bay window to front and side; double opening doors to hall.

Spacious Rear Entertaining Room

17' 10" x 16' 4" (5.44m x 4.98m) Double glazed splayed bay window to rear with double glazed, double opening French doors opening to rear patio; two double glazed windows to side; feature stone fireplace with matching interior and hearth and fitted with a living flame coal effect gas fire; double opening doors to hall.

Kitchen open to Dining Room

14' 0" x 27' 8" (4.27m x 8.43m) Range of base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; Bosch double oven and grill in housing unit; five burner gas hob; extractor canopy; integrated microwave; under unit lighting; two double glazed windows to side overlooking bowling green; part tiled walls; tiled floor to kitchen area; double glazed window to rear; double glazed, double opening French doors with matching side windows to rear garden.

Laundry Room

5' 11" x 6' 4" (1.80m x 1.93m) Single drainer, stainless steel sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; wall mounted gas heating boiler; tiled floor; part tiled walls; double glazed door to rear.

First Floor

Galleried Landing

Double glazed, double opening French doors with matching side windows opening onto front balcony; cylinder/linen cupboard; access to partially boarded loft with light via aluminium folding ladder.

Master Bedroom

17' 5" x 18' 3" to wardrobe (5.31m x 5.56m) Double glazed window to front and side; recess with built in wardrobes.

En-Suite Bathroom/Shower Room

11' 10" x 6' 5" (maximum dimensions) (3.61m x 1.96m) Suite comprising of a tiled sided bath with mixer tap; tiled shower compartment fitted with mains shower; contemporary wash hand basin on vanity unit with mixer tap and cupboards below; low level W.C. with concealed cistern; chrome ladder style radiator; toiletries cupboard; tiled walls; double glazed window to rear with obscure glass.

Bedroom No. 2

18' 2" into door recess x 12' 4" (maximum dimensions) (5.54m x 3.76m) Double glazed window to rear; built in wardrobes to one wall.

En-Suite Shower Room

Suite comprising of a tiled shower compartment fitted with mains shower; inset wash hand basin in vanity unit; low level W.C. with concealed cistern; chrome ladder style radiator; tiled walls; tiled floor; double glazed window to rear with obscure glass.

Bedroom No. 3/Study

13' 11" x 9' 5" (4.24m x 2.87m) Double glazed window to front.

Bedroom No. 4

9' 2" x 8' 6" (2.79m x 2.59m) Double glazed window to rear; open to: -

Bedroom No. 5/Dressing Room

11' 9" to wardrobe x 8' 5" (3.58m x 2.57m) Double glazed window to rear; built in wardrobes to one wall.

Family Bathroom

9' 3" x 7' 8" (2.82m x 2.34m) Suite comprising of a panelled bath with mixer tap; tiled shower compartment fitted with mains shower; inset wash hand basin in vanity unit; low level W.C. with concealed cistern; part tiled walls; double glazed window to side with obscure glass.

Outside

Integral Double Garage

Space for two cars; shelving.

Gardens

Immaculately presented garden are present to front and rear. The front garden has an extensive gravelled driveway which leads to garage and is laid to lawn with established shrubs and bushes. The good sized enclosed southerly facing rear garden has an extensive lawn with wide well stocked borders containing an abundance of mature trees, flowering shrubs and bushes with extensive paved patio.

PLEASE NOTE

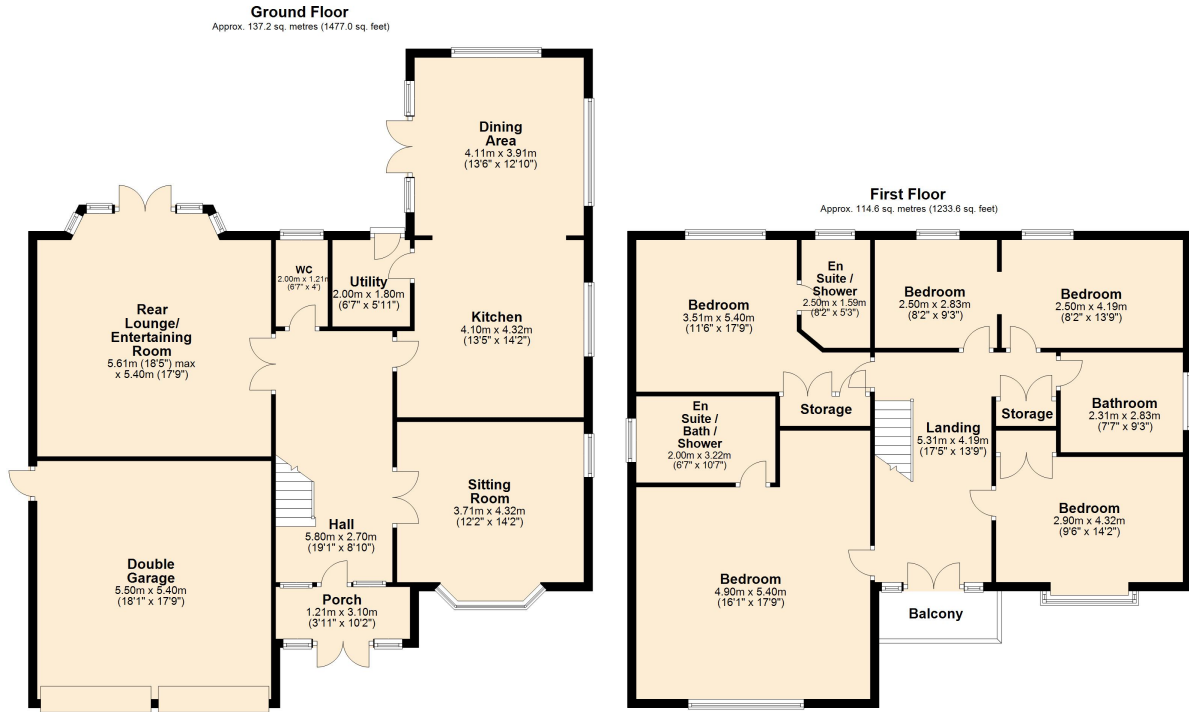
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Total area: approx. 251.8 sq. metres (2710.6 sq. feet)

Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

