



13 Squirrel Green, Formby, Liverpool, Merseyside. L37 1NZ

£589,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Viewing is essential to fully appreciate this well presented four bedroom Georgian style detached house which offers spacious and versatile family accommodation, including a ground floor shower room with wc, three entertaining rooms, dining kitchen, utility room and two bathrooms. This delightful property has the advantage of an enclosed southerly facing rear garden and is situated in a much sought after location, convenient for the Pinewoods Nature Reserve and beach, Freshfield and Formby Railway stations, Formby golf, tennis and cricket clubs, local shops and Primary and Secondary schools.

FEATURES

- ENTRANCE VESTIBULE & HALL
- GROUND FLOOR SHOWER ROOM WITH WC
- THREE ENTERTAINING ROOMS
- DINING KITCHEN
- UTILITY ROOM
- FOUR BEDROOMS
- LUXURY EN-SUITE BATHROOM/SHOWER ROOM
- FAMILY BATHROOM WITH WC COMBINED
- SINGLE GARAGE AND AMPLE PARKING
- ENCLOSED SOUTHERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Entrance Vestibule

Composite double glazed door; 'Oak' mirrored door; cloaks cupboard with hanging rails, overhead storage and automatic light; tiled flooring.

Entrance Hall

'Oak' glazed doors with bevelled panes; stairs to first floor with an under stairs storage cupboard housing a burglar alarm system.

Shower Room with WC

Suite comprising a 'Matki' shower enclosure with a 'Grohe' mains shower; 'Villeroy & Boch' wall mounted wash hand basin; 'Grohe' low level wc; 'Versace' tiled walls; low voltage downlighters to ceiling; extractor fan.

Through Entertaining Room

27' 10" x 8' 11" (8.48m x 2.72m) extending to 12'06" (3.81m) Double glazed 'Georgian' style bow window with deep sill to front; 'Norwegian' parquet flooring; feature 'limestone' fireplace fitted with a coal effect electric fire; double opening 'Oak' glazed doors to hall; double glazed sliding 'Georgian' style doors opening onto the enclosed south facing rear patio and garden.

Raised Dining Room

11' 11" x 11' 02" (3.63m x 3.40m) Double glazed 'Georgian' style window; 'Norwegian' parquet flooring.

Family Room/Study

11' 02" x 9' 10" (3.40m x 3.00m) Two arched double glazed 'Georgian' style windows to front; 'Norwegian' parquet flooring.

Dining Kitchen

16' 06" x 10' 06" (5.03m x 3.20m) Range of base, wall and drawer units with under unit lighting; one and a half bowl single sink unit with mixer tap; space for a Range style freestanding cooker with extractor hood above; attractive dresser with china cupboards, spice drawers and cupboards; integrated refrigerator and freezer; plumbing for dishwasher; tiled flooring; part tiled walls; double glazed 'Georgian' style window and door to rear.

Utility Room

Working surfaces; plumbing for an automatic washing machine; space for a freestanding refrigerator, freezer and tumble dryer; tiled flooring; double glazed 'Georgian' style window to rear.

FIRST FLOOR

Landing

Built in wardrobes with mirrored sliding doors; linen store; loft access.

Bedroom No.1

12' 00" x 12' 00" (3.66m x 3.66m) Double glazed 'Georgian' style double opening patio doors leading to a walled balcony.



ROOM DESCRIPTIONS

Spacious En-Suite Bathroom/Shower Room

Suite comprising a large shower enclosure fitted with a 'Grohe' shower fitment; tiled sided bath; low level wc; 'Grohe' wash hand basin; illuminated recess display shelving; extractor fan; two 'Georgian' style opaque windows to rear.

Bedroom No. 2

12' 00" x 11' 00" (3.66m x 3.35m) Two 'Georgian' style windows to front.

Bedroom No. 3

10' 11" x 10' 00" (3.33m x 3.05m) Two 'Georgian' style windows to rear; range of built in furniture to include headboard. overhead cupboards. drawers and units, wardrobes with overhead storage. dressing table with kneehole and cupboards.

Bedroom No. 4

10' 03" x 7' 09" (3.12m x 2.36m) 'Georgian' style window to front.

Family Bathroom

Suite comprising a panelled bath with telephone mixer tap and shower attachment; pedestal wash hand basin; low level wc; part tiled walls; two wall light points; two 'Georgian' style double glazed opaque windows to rear.

OUTSIDE

Single Attached Garage

Electronically controlled up and over door; power and light.

Gardens

Gardens are present to the front and rear. The low walled front garden has a block paved driveway providing ample parking. The delightful enclosed south facing rear garden has a large split level York stone terrace and is laid to lawn with well stocked borders containing numerous flowering shrubs, bushes and trees. There are two garden sheds, outside tap and a side access gate.

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 **

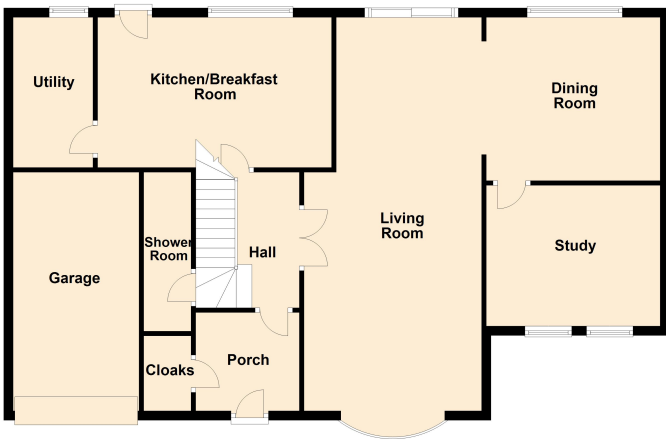






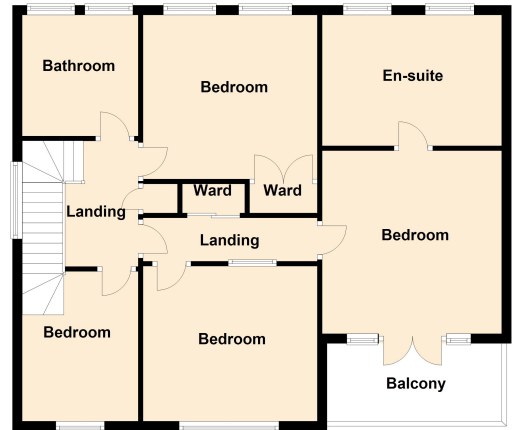
FLOORPLAN & EPC

Ground Floor



Measurements are approximate
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

