



11 Andrews Close, Formby, Liverpool, Merseyside. L37 2YH

£340,000 Leasehold

REDUCED



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to bring to the market this three double bedroom detached dormer style house which offers deceptively spacious and versatile family accommodation. The property which has the advantage of a delightful south facing rear garden is situated in a pleasant cul-de-sac location convenient for local primary and secondary schools, Formby railway station, local shops and the pinewoods nature reserve and beach. NO UPWARD CHAIN

FEATURES

- TWO ENTERTAINING ROOMS
- ATTRACTIVE KITCHEN WITH NEFF BUILT IN APPLIANCES
- CLOAKROOM/W.C.
- THREE DOUBLE BEDROOMS
- BATH/SHOWER ROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING
- GARAGE
- GARDENS
- PARKING
- SOUTHERLY REAR ASPECT



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double opening doors; tiled floor.

Hall

5' 6" x 15' 8" (1.68m x 4.78m) U.P.V.C. framed double glazed door with obscure glass and matching side panels; laminate flooring; understairs storage.

Utility Room

8' 2" x 6' 8" (2.49m x 2.03m) Plumbing for automatic washing machine; space for tumble dryer; U.P.V.C. framed double glazed window to side.

Cloakroom/W.C.

3' 3" x 8' 0" (0.99m x 2.44m) Suite comprising inset wash hand basin; low level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

Front Lounge

12' 10" x 14' 10" (3.91m x 4.52m) U.P.V.C. framed double glazed window to front; feature limestone fireplace surround fitted with coal effect gas fire; laminate flooring.

Rear Sitting Room

13' 0" x 13' 3" (3.96m x 4.04m) Double glazed sliding patio door to rear garden with matching side panel; laminate flooring.

Attractive Breakfast Kitchen

14' 4" x 10' 9" (4.37m x 3.28m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; Neff appliances to include double oven and grill in housing unit; five burner gas hob; extractor canopy; integrated dishwasher; integrated refrigerator/freezer; integrated wine cooler; pan drawers; cupboard housing wall mounted gas heating boiler; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to rear.

First Floor

Turned Staircase

U.P.V.C. framed double glazed window to side.

Landing

Loft access

Bedroom No. 1

12' 9" x 13' 0" (3.89m x 3.96m) U.P.V.C. framed double glazed window to front; built in wardrobes.

Bedroom No. 2

12' 9" x 7' 5" (3.89m x 2.26m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 3

11' 7" x 10' 0" (3.53m x 3.05m) U.P.V.C. framed double glazed window to front; built in wardrobes.

Bathroom/Shower Room with W.C.

13' 10" x 7' 2" (4.22m x 2.18m) Suite comprising panelled bath with telephone style mixer tap; tiled shower compartment fitted with mains shower; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; ; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Single Garage

Metal up and over door.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with paved driveway providing off road parking. The enclosed southerly facing rear garden is laid to lawn with patio area.

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 **







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