



**48 Timms Lane, Freshfield, Liverpool, Merseyside. L37 7DN**

**Offers in Region of £275,000 Freehold**

**SOLD STC**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this 1930's semi detached house. Occupying a pleasant position in this much sought after location of Freshfield which is convenient for local primary and secondary schools, some local shops, Freshfield Railway Station, Formby Cricket, Hockey & Tennis Clubs and a short distance away from Formby Village with all its amenities including coffee bars, restaurants, local shops and Supermarkets. The property also has the advantage of a good sized southerly facing rear garden.

## FEATURES

- SOUGHT AFTER ESTABLISHED LOCATION
- GROUND FLOOR SHOWER ROOM WITH WC
- TWO ENTERTAINING ROOMS
- KITCHEN
- THREE BEDROOMS
- GAS HEATING SYSTEM & DOUBLE GLAZING
- FIRST FLOOR FAMILY BATHROOM & SEPARATE W.C.
- OFF ROAD PARKING
- GOOD SIZED SOUTHERLY FACING REAR GARDEN
- DETACHED GARAGE (NO ACCESS STORAGE ONLY)



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed door with matching side windows; laminate flooring.

### Hall

Glazed door with 'Georgian' style panes and matching side windows; stairs to first floor.

### Ground Floor Shower Room with W.C.

Suite comprising of a walk-in shower enclosure fitted with 'Mira' electric shower; wall hung wash hand basin with tiled splash back; low level W.C.; extractor fan; U.P.V.C. framed double glazed window to front.

### Front Lounge

10' 10" x 13' 2" into bay (3.30m x 4.01m) U.P.V.C. framed double glazed bay window to front; built in shelving; laminate flooring.

### Rear Entertaining Room

10' 10" into recess x 14' 2" (3.30m x 4.32m) U.P.V.C. framed double glazed sliding patio door with matching side panels; feature fireplace surround fitted with coal effect electric fire; laminate flooring.

### Kitchen

7' 6" x 9' 8" (2.29m x 2.95m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for upright refrigerator/freezer; plumbing for automatic washing machine; U.P.V.C. framed double glazed window to rear; door to side; walk-in pantry with shelving and U.P.V.C. framed double glazed window to side.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to side; loft access.

#### Bedroom No. 1

10' 10" into wardrobe x 13' 4" (3.30m x 4.06m) U.P.V.C. framed double glazed window to rear; built in wardrobes with hanging rails and shelving.

#### Bedroom No. 2

9' 8" into recess x 11' 0" (2.95m x 3.35m) U.P.V.C. framed double glazed window to front; built in wardrobes with hanging rails and shelving.

#### Bedroom No. 3

7' 3" x 7' 7" (2.21m x 2.31m) U.P.V.C. framed double glazed window to front; built in shelving; wall mounted Worcester gas heating boiler.

#### Family Bathroom

Suite comprising of a panelled bath with Triton electric shower above; shower screen; pedestal wash hand basin; built in linen cupboard; tiled walls; linen cupboard; U.P.V.C. framed double glazed window to side with obscure glass.

#### Separate W.C.

Low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

#### Outside

##### Detached Single Garage (Not accessible by car/storage only)

Double opening timber doors; power and light.

#### Gardens

Gardens are present to front and rear. The low walled front garden is paved and gravelled for ease of maintenance providing off road parking. The good sized enclosed southerly facing rear garden has a paved patio area and is laid to lawn with borders containing established shrubs, bushes and trees. There is a garden shed.

#### PLEASE NOTE

There is a substation adjacent to the property.

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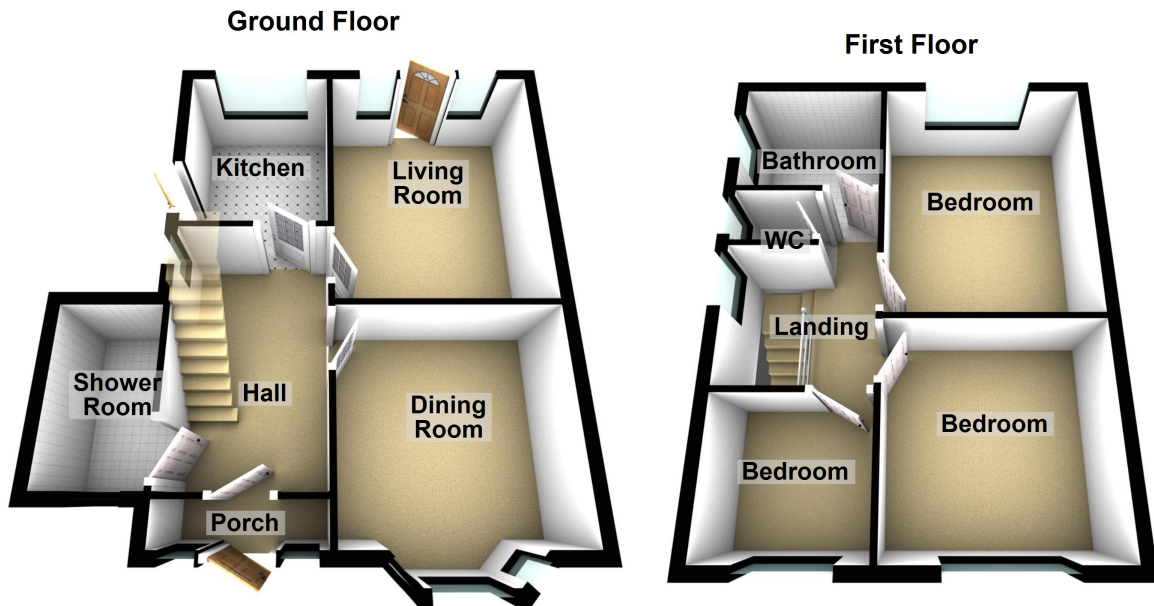
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	85
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

