



**53 Harington Road, Formby, Liverpool, Merseyside. L37 1PY**

**£360,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this link detached true bungalow which has been well maintained by the same owners since construction, the property boasts impeccably maintained accommodation throughout with a spacious floorplan and good sized rear garden with the potential for extension subject to the relevant planning consents. The property would appeal to a wide variety of buyers and is situated in a sought after established location which is convenient for local shops, bus routes, Formby and Freshfield railway stations, the National Trust Pinewoods Nature Reserve and Beach and a short distance away from Formby Village with its variety of restaurants, coffee bars, independent shops and supermarkets.

## FEATURES

- LINK DETACHED TRUE BUNGALOW
- CONVENIENT FOR LOCAL AMENITIES
- DINING HALL
- SPACIOUS ENTERTAINING ROOM
- ATTRACTIVE KITCHEN
- THREE BEDROOMS
- BATHROOM/SHOWER ROOM
- DOUBLE GLAZING & WARM AIR HEATING SYSTEM
- GOOD SIZED REAR GARDEN
- TANDEM GARAGE WITH ELECTRICALLY CONTROLLED DOOR
- OFF ROAD PARKING





## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. double glazed door with obscure glass.

### Dining Hall

10' 4" x 8' 5" (3.15m x 2.57m) Glazed door; U.P.V.C. framed double glazed window to front.

### Entertaining Room

10' 8" x 18' 5" (3.25m x 5.61m) U.P.V.C. framed double glazed sliding patio door with matching side panel to rear garden; feature fireplace surround fitted with coal effect gas fire.

### Kitchen

8' 5" x 9' 0" (2.57m x 2.74m) Range of base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; ceramic hob with cooker hood above; double oven and grill in housing unit; Bosch integrated dishwasher; integrated refrigerator; tiled walls; U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed door to side with obscure glass.

### Inner Hall

Cupboard housing warm air heating system.

### Bedroom No. 1

9' 6" to wardrobe x 11' 7" (2.90m x 3.53m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with hanging rails and shelving.

### Bedroom No. 2

10' 6" into wardrobe x 9' 5" (3.20m x 2.87m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

### Bedroom No. 3

9' 2" x 10' 0" (2.79m x 3.05m) U.P.V.C. framed double glazed window to rear.

### Bathroom/Shower Room

5' 5" x 7' 8" (1.65m x 2.34m) Suite comprising panelled bath; tiled shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Tandem Garage

Electrically controlled up and over door; power and light; U.P.V.C. framed double glazed door to rear.

#### Front Garden

Laid to lawn with block paved driveway providing off road parking.

#### Good sized Rear Garden

Laid to lawn with borders containing established shrubs and bushes, large block paved patio area and garden shed.

### 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 \*\*







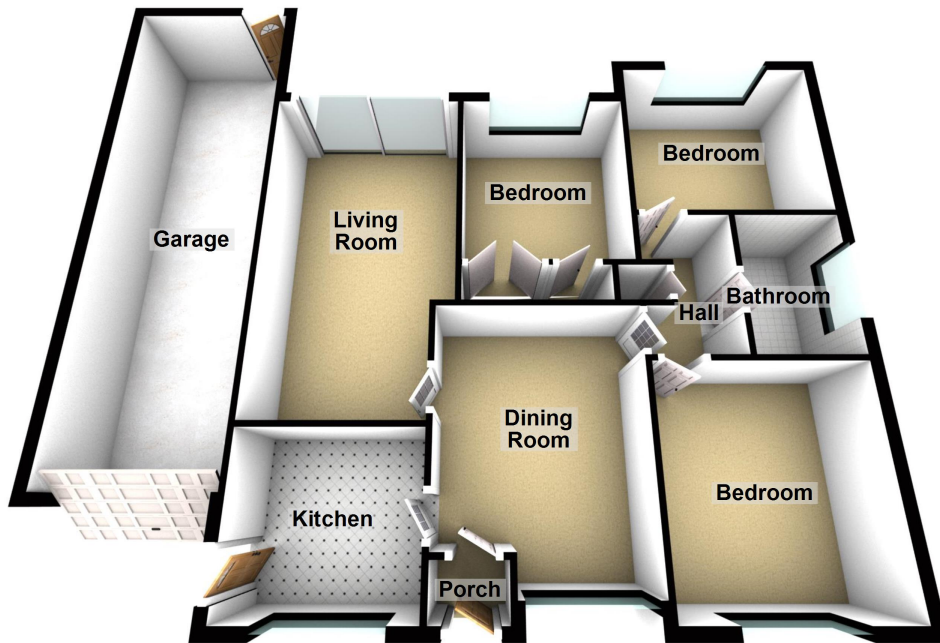






# FLOORPLAN & EPC

## Ground Floor



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 