



**26 Beechwood Drive, Formby, Liverpool, Merseyside. L37 2DQ**

**£382,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to offer for sale this extended and well maintained detached true bungalow. The property features FOUR bedrooms or two entertaining rooms, depending on preference the versatile floor plan can be adapted to suit changing needs. The property would appeal to a wide audience and offers an excellent opportunity for those looking for a property with flexible living space and potential to extend further subject to relevant planning consents. Situated in a popular established location which is convenient for all local amenities including Formby Railway Station, transport links, local schools and Formby Village.

## FEATURES

- EXTENDED DETACHED TRUE BUNGALOW
- ONE/TWO ENTERTAINING ROOMS
- DINING KITCHEN
- THREE/FOUR BEDROOMS
- NEWLY FITTED FAMILY BATHROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE
- EASILY MAINTAINED GARDENS
- AMPLE OFF ROAD PARKING
- POPULAR ESTABLISHED LOCATION



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed sliding door.

### Spacious Hall

Cloaks cupboard; access to boarded loft housing  
Worcester gas heating boiler.

### Lounge

15' 10" x 10' 2" (4.83m x 3.10m) U.P.V.C. framed double glazed sliding patio doors to rear garden; feature stone fireplace with matching interior and hearth and fitted with living flame coal effect gas fire.

### Dining Kitchen

8' 9" x 19' 7" (2.67m x 5.97m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit; built under double oven and grill; induction hob with cooker hood over; space for upright refrigerator/freezer; plumbing for dishwasher; plumbing for automatic washing machine; larder cupboard with shelving; two U.P.V.C. framed double glazed windows to side; U.P.V.C. framed double glazed door to rear garden.

### Sitting Room/Bedroom No. 4

11' 0" x 11' 2" (3.35m x 3.40m) U.P.V.C. framed double glazed window and U.P.V.C. framed double glazed door to rear garden.

### Inner Hall

#### Bedroom No. 1

10' 4" to wardrobe x 9' 0" (3.15m x 2.74m) Fitted wardrobes to one wall; U.P.V.C. framed double glazed window to front.

#### Bedroom No. 2

14' 0" x 8' 9" (4.27m x 2.67m) U.P.V.C. framed double glazed window to front; built in wardrobe.

#### Bedroom No. 3

9' 2" x 6' 8" (2.79m x 2.03m) U.P.V.C. framed double glazed window to side.

### Newly Fitted Family Bathroom with W.C.

Suite comprising panelled bath with mains shower fitment over with fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit; low level W.C; chrome ladder style radiator; porcelain tiled walls and floor; U.P.V.C. framed double glazed window with obscure glass.

### Outside

#### Garage

Up and over door; power and light.

#### Gardens

Gardens are present to front and rear. The front garden is laid to lawn with borders containing shrubs and bushes with long paved driveway providing ample off road parking. The enclosed rear garden is mainly paved for ease of maintenance and planted with mature shrubs and bushes.

### PLEASE NOTE

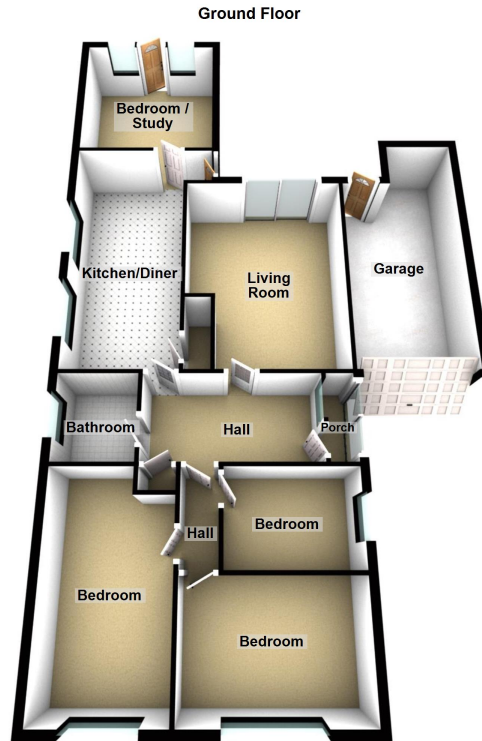
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurement 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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	

