



26 Mayfield Avenue, Formby, Liverpool, Merseyside. L37 2FN

Offers in Region of £375,000 Freehold

REDUCED



PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this detached true bungalow which occupies a pleasant position in this popular established cul-de-sac location and would appeal to a wide variety of buyers. The property features a spacious entertaining room with dining area, two double bedrooms one with ensuite, well appointed kitchen and family bathroom and enjoys the benefit of a conservatory overlooking the good sized rear garden which would be of particular interest to garden enthusiasts. Conveniently situated for local amenities including transport links, local primary and secondary schools, a stones throw away from The National Trust Pinewoods Nature Reserve and Beach, there is also a circular bus service to Formby Village where you will find a wide variety of restaurants, coffee bars, independent shops and supermarkets.

FEATURES

- NO ONWARD CHAIN
- DETACHED TRUE BUNGALOW
- CUL-DE-SAC LOCATION
- SPACIOUS ENTERTAINING ROOM WITH DINING AREA
- WELL APPOINTED KITCHEN
- TWO BEDROOMS (ONE WITH DRESSING AREA PREVIOUSLY BEDROOM NUMBER THREE)
- EN-SUITE SHOWER ROOM
- FAMILY SHOWER ROOM
- CONSERVATORY
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DETACHED GARAGE
- ATTRACTIVE GOOD SIZED REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Canopied Entrance

Hall

U.P.V.C. framed double glazed door with obscure glass and matching side panel; linen/storage cupboard housing Worcester gas heating boiler.

'L' Shaped Entertaining Room with Dining Area

23' 2" reducing to 10'6" x 18' 4" reducing to 10'7" (7.06m x 5.59m) Double glazed full length window to side; U.P.V.C. framed double glazed box bay window to front; feature fireplace surround fitted with living flame coal effect gas fire; two U.P.V.C. framed double glazed full length windows to dining area.

Kitchen

10' 4" x 9' 2" (3.15m x 2.79m) Range of base wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; Bosch electric oven and grill in housing unit; four burner gas hob; cooker hood; space for upright refrigerator/freezer; space for undercounter freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; U.P.V.C. framed double glazed door and window to side with obscure glass.

Bedroom No. 1

11' 6" into wardrobe and bed recess x 11' 9" (3.51m x 3.58m) Glazed window to rear; range of built in wardrobes with hanging rails, shelving and overbed cupboards.

En-Suite Shower Room

Suite comprising tiled shower compartment fitted with Mira mains fitment; inset wash hand basin in vanity unit with cupboard below; low level W.C.; chrome ladder style radiator; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 2 open to Dressing Area (original Bedroom No. 3)

9' 10" into bed recess x 19' 7" (3.00m x 5.97m) Range of built in furniture to include wardrobes with hanging rails and shelving; overbed cupboards; bedside table with drawers and display niches; drawer units; walk-in wardrobe with hanging rail; double glazed window to side; U.P.V.C. framed double glazed sliding patio door to:-

Conservatory

12' 6" x 9' 7" (3.81m x 2.92m) Double glazed windows and double glazed French door to rear decked patio; fan light.



ROOM DESCRIPTIONS

Family Shower Room

9' 4" x 6' 0" (2.84m x 1.83m) Suite comprising a large walk-in shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Detached Garage

Metal up and over door.

Front Garden

Laid to lawn with borders containing established flowering shrubs and bushes and driveway leading to garage providing off road parking; side gate access to rear garden.

Rear Garden

Laid to lawn with established small trees, shrubs and bushes, paved patio area with summerhouse and raised decked patio with balustrade.

PLEASE NOTE

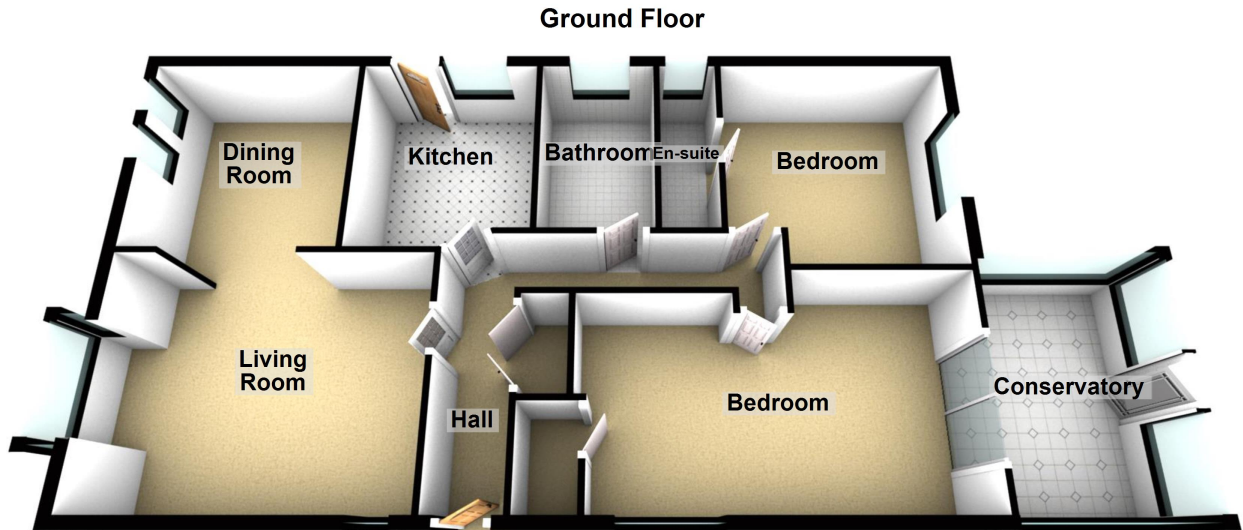
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

