



34 Stapleton Road, Formby, Liverpool, Merseyside. L37 2YN

£460,000 Freehold

REDUCED



PROPERTY DESCRIPTION

EARLY VIEWING ADVISED...Only by interior inspection can you fully appreciate this immaculately presented and well planned detached house which offers spacious and versatile accommodation, which can easily be adapted to suit changing family needs. This beautiful home which sits on a generous corner plot, boasts two spacious entertaining rooms, a kitchen open to a dining area with doors opening onto a delightful enclosed rear garden, cloakroom/WC, utility room, four bedrooms and a family bath/shower room. The Property is situated in a popular residential location, convenient for Range high School, local Primary schools, local shops and the pinewoods nature reserve and beach is within easy reach.

FEATURES

- SPACIOUS VESTIBULE WITH AMPLE STORAGE
- ENTRANCE HALL CLOAKROOM/W.C.
- TWO SPACIOUS ENTERTAINING ROOMS
- KITCHEN OPEN TO A DINING AREA
- UTILITY ROOM
- FOUR BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- DELIGHTFUL ENCLOSED GOOD SIZE GARDEN
- PARKING FOR SEVERAL VEHICLES
- GENEROUS CORNER PLOT



ROOM DESCRIPTIONS

Spacious Enclosed Vestibule

U.P.V.C framed door and window to side; built in storage/cloaks cupboard with mirrored sliding doors.

Entrance Hall

Stairs to first floor.

Cloakroom/WC

Suite comprising a low level WC; pedestal wash hand basin; tiled flooring.

Dual Aspect Entertaining Room

18' 04" x 11' 10" (5.59m x 3.61m) U.P.V.C framed double glazed window to front and rear; feature fireplace in Yorkshire stone and fitted with a coal effect gas fire.

Kitchen open to a Dining Area

Excellent range of base, wall and drawer units with under unit lighting; one and a half bowl acrylic sink unit with mixer tap; integrated dishwasher, freezer and refrigerator; four burner gas hob with cooker hood above and a 'Neff' built under oven; part tiled walls and tiled flooring; U.P.V.C framed double glazed window and double opening patio doors leading onto the delightful enclosed rear garden.

Utility Room/second Kitchen

U.P.V.C framed door to the front and rear; base and wall units; single stainless steel sink unit with mixer tap; plumbing for an automatic washing machine and space for a tumble dryer; wall mounted 'Baxi' gas heating boiler; tiled flooring; two 'Velux' roof lights

Spacious Family Room (suitable for independent accommodation)

18' 07" x 15' 05" (5.66m x 4.70m) U.P.V.C framed double glazed window to front; built in metre cupboard; door to cloakroom and utility room.

FIRST FLOOR

Split Level Landing

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

Bedroom No. 1 with Dual Aspect

18' 04" x 11' 11" (5.59m x 3.63m) U.P.V.C framed double glazed window to the front and rear; freestanding wardrobe with hanging rails.

Bedroom No. 2

15' 06" x 11' 07" (maximum dimensions) (4.72m x 3.53m) U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails and cupboards above.



ROOM DESCRIPTIONS

Bedroom No. 3

U.P.V.C framed double glazed window to rear; two built in wardrobes with hanging rails and cupboards above.

Bedroom No. 4 / Study

8' 00" x 7' 02" (2.44m x 2.18m) U.P.V.C framed double glazed window to front.

Family Bath/Shower Room with WC

10' 09" x 7' 10" (maximum dimensions) (3.28m x 2.39m) Suite comprising a low level wc; bidet; pedestal wash hand basin; panelled bath; shower enclosure fitted with a mains shower; built in linen cupboard with shelving; U.P.V.C framed double glazed opaque window to front.

OUTSIDE

Gardens

Gardens are present to the front, side and rear of the property. The front garden has a driveway providing parking for several vehicles. The good size delightful enclosed rear garden has a curved edged lawn with well stocked and established borders, patio area, garden shed and summer house - ideal for entertaining family and friends.

PLEASE NOTE

Property Disclaimer

**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 **

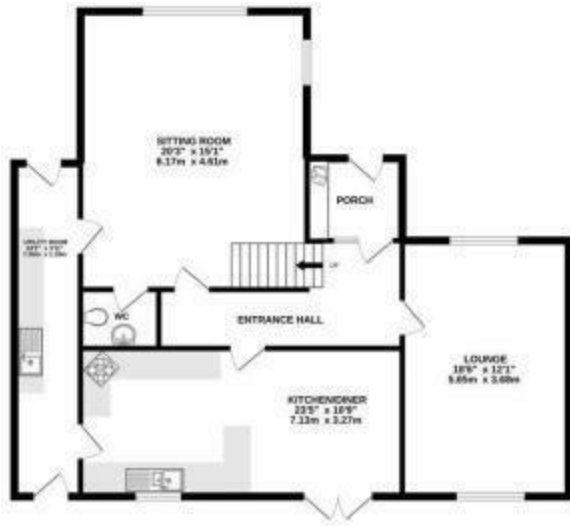




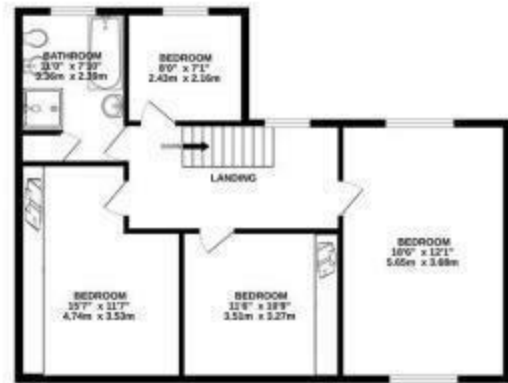


FLOORPLAN & EPC

GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 1872 sq.ft. (173.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 83 |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

