



3 Meols Close, Formby, Liverpool, Merseyside. L37 4DJ

Offers over £400,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this well planned detached house which offers deceptively spacious family accommodation and would appeal to a wide variety of buyers. The property features FOUR bedrooms and TWO bathrooms and has the advantage of a westerly facing rear garden. Situated in a pleasant cul-de-sac location off Raven Meols Lane which is convenient for all local amenities including transport links, local schools and Formby Village with its vibrant and welcoming atmosphere, inviting coffee bars, numerous restaurants, independent shops and supermarkets.

FEATURES

- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION
- SPACIOUS FRONT ENTERTAINING ROOM
- KITCHEN WITH BUILT IN APPLIANCES
- CONSERVATORY
- FOUR BEDROOMS
- GROUND FLOOR & FIRST FLOOR BATHROOM
- DOUBLE GLAZING & WARM AIR HEATING SYSTEM (In working order on the ground floor)
- SINGLE GARAGE
- WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

Glazed door.

Spacious Hall

Glazed door; laminate flooring; cupboard housing warm air heating system; cloaks cupboard and storage cupboard.

Front Entertaining Room

23' 3" x 12' 4" (7.09m x 3.76m) Two U.P.V.C. framed double glazed windows to front; feature brick built fireplace with display shelving.

Dining Room

10' 9" x 10' 9" (3.28m x 3.28m) Double glazed sliding patio door and matching side panel to:-

Conservatory

8' 6" x 8' 4" (2.59m x 2.54m) U.P.V.C. framed double glazed windows and U.P.V.C. framed double glazed double opening French doors to rear garden; tiled floor.

Breakfast Kitchen

11' 7" x 10' 9" (3.53m x 3.28m) Base, wall and drawer units; one and a half bowl single drainer stainless steel unit with mixer tap; double oven and grill in housing unit; integrated microwave; four burner gas hob; integrated refrigerator/freezer; integrated dishwasher; plumbing for automatic washing machine; part tiled walls; U.P.V.C. framed double glazed window to rear.

Ground Floor Bathroom with W.C.

8' 1" x 5' 10" (2.46m x 1.78m) Suite comprising tiled sided bath; tiled shower compartment with mains fitment; pedestal wash hand basin; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

First Floor

Turned Staircase

U.P.V.C. framed double glazed window to side with obscure glass.

Spacious Landing

Loft access.

Bedroom No. 1

8' 4" x 15' 7" (2.54m x 4.75m) U.P.V.C. framed double glazed window to front; built in wardrobe.

Bedroom No. 2

10' 7" x 12' 7" (3.23m x 3.84m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall.

Bedroom No. 3

9' 7" x 11' 2" (2.92m x 3.40m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

Bedroom No. 4

9' 5" x 11' 2" (2.87m x 3.40m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

Bathroom with W.C.

5' 1" x 6' 5" (1.55m x 1.96m) Suite comprising panelled bath; pedestal wash hand basin; low level W.C.; roof light; eaves storage.

Outside

Single Garage

Metal up and over door; door to side.

Front Garden

Laid to lawn with established small trees, shrubs and bushes; paved driveway providing off road parking.

Westerly Facing Rear Garden

Enclosed and laid to lawn with established trees, shrubs, bushes and paved patio; side access.

PLEASE NOTE

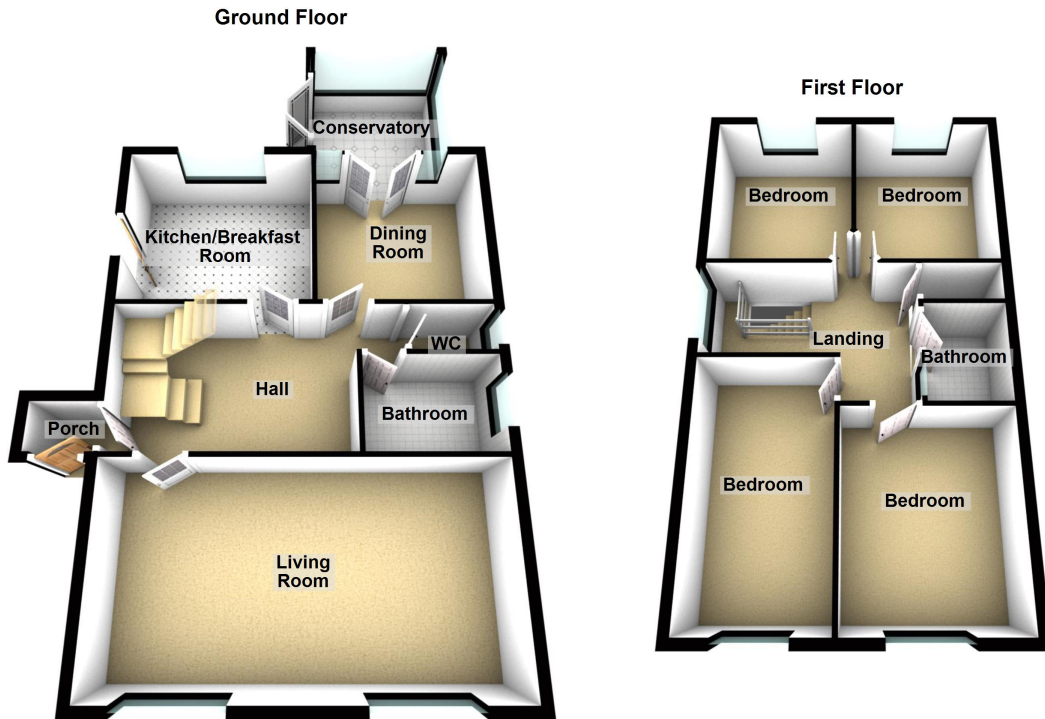
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

