



**9 Heathfield Close, Freshfield, Liverpool, Merseyside. L37 7HP**

**£275,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to market this well maintained and deceptively spacious link detached house which occupies a pleasant cul-de-sac location in this popular established location. The property boasts a good sized lounge open to dining/family room, well appointed kitchen with built in appliances, three bedrooms and family shower room to the first floor. Conveniently situated for all local amenities including local primary and secondary schools, transport links, Formby Village and a stones throw away from The National Trust Pinewoods Nature Reserve & Beach.

## FEATURES

- NO ONWARD CHAIN
- LINK DETACHED HOUSE
- CUL-DE-SAC LOCATION
- CONVENIENT FOR LOCAL SCHOOLS
- LOUNGE OPEN TO DINING ROOM
- ATTRACTIVE KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ATTACHED SINGLE GARAGE
- GARDENS TO FRONT & REAR
- OFF ROAD PARKING



## ROOM DESCRIPTIONS

### Enclosed Vestibule

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

### Hall

Glazed door; understairs recess; door to garage.

### Cloakroom/W.C.

Suite comprising inset wash hand basin in vanity unit; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed high level window with obscure glass.

### Rear Lounge

15' 6" x 11' 9" (4.72m x 3.58m) U.P.V.C. framed double glazed full length windows to side; feature fireplace fitted with electric fire; open to:-

### Family Room/Dining Room

13' 10" x 10' 8" (4.22m x 3.25m) U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed full length windows to rear.

### Kitchen

9' 7" x 14' 9" (2.92m x 4.50m) Range of base, wall and drawer units; single drainer stainless steel sink unit; Neff built under double oven and grill; Neff ceramic hob; cooker hood; integrated dishwasher; space for under counter refrigerator; plumbing for automatic washing machine; built in cupboard with shelving; part tiled walls; U.P.V.C. framed double glazed window to front.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to side; loft access; cupboard housing Worcester wall mounted gas heating boiler.

#### Bedroom No. 1

9' 9" into wardrobe x 12' 5" (2.97m x 3.78m) U.P.V.C. framed double glazed window to front; built in wardrobes.

#### Bedroom No. 2

9' 8" into recess x 11' 10" (2.95m x 3.61m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

#### Bedroom No. 3

7' 6" x 8' 8" (2.29m x 2.64m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

#### Shower Room

Suite comprising tiled shower compartment fitted with Triton electric shower; inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

#### Outside

##### Single Attached Garage

Metal up and over door; power and light; door providing access to rear garden.

##### Front Garden

Laid to lawn with paved driveway providing off road parking.

##### Rear Garden

Laid to lawn with established hedging, shrubs, bushes, patio area and summer house.

#### PLEASE NOTE

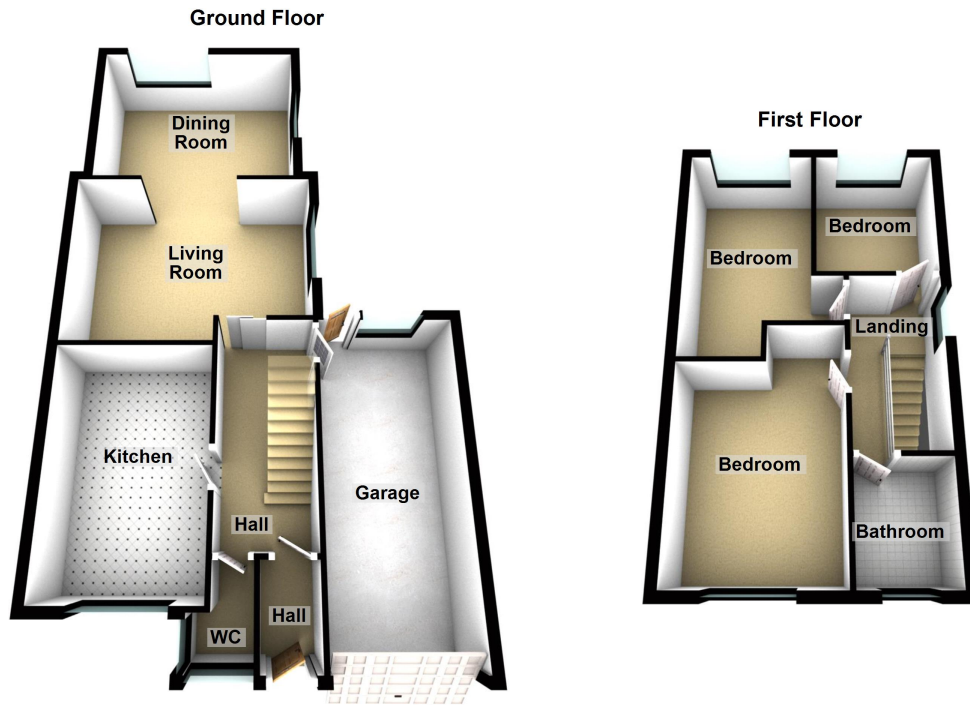
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>65</b>	
(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	

