



65 Wicks Lane, Formby, Liverpool, Merseyside. L37 2YD

Offers in Region of £390,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this deceptively spacious detached house which offers a spacious and versatile floorplan and would appeal to a wide variety of buyers. The property occupies a pleasant position with the advantage of a good sized southerly facing rear garden and is situated in a sought after location which is a stones throw away from The National Trust Pinewoods Nature Reserve whilst also being convenient for local primary and secondary schools, transport links, local shops and Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- SOUGHT AFTER LOCATION CLOSE TO THE NATIONAL TRUST NATURE RESERVE
- DECEPTIVELY SPACIOUS LINK DETACHED HOUSE
- THREE ENTERTAINING ROOMS
- KITCHEN
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- MAJORITY DOUBLE GLAZING
- GAS HEATING SYSTEM
- ATTACHED GARAGE
- GOOD SIZED SOUTHERLY FACING REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Vestibule Entrance

U.P.V.C. framed double glazed door with obscure glass and matching side window.

Hall

Karndeian flooring; door to garage.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C.; extractor.

Spacious Entertaining Room

15' 5" x 17' 0" (4.70m x 5.18m) U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with coal effect gas fire; stairs to first floor.

Dining Room

9' 5" x 9' 6" (2.87m x 2.90m) U.P.V.C. framed double glazed sliding patio door with matching side panel to rear garden; Karndeian flooring; open to:-

Kitchen

10' 9" x 9' 4" (3.28m x 2.84m) Base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; double oven and grill in housing unit; electric hob with cooker hood above; integrated refrigerator/freezer; space for slimline dishwasher; plumbing for automatic washing machine; pull out larder storage; cupboard housing Ideal gas heating boiler; part tiled walls; Karndeian flooring; U.P.V.C. framed window to rear.

Family Room/Bedroom No. 4

10' 6" x 14' 2" (3.20m x 4.32m) U.P.V.C. framed double glazed bi-folding doors to rear garden; U.P.V.C. framed double glazed window to side; Karndeian flooring.

First Floor

Landing

Large walk-in cupboard with hanging rails and shelving; loft access.

Bedroom No. 1

14' 3" x 10' 0" (4.34m x 3.05m) U.P.V.C. framed glazed window to rear; built in wardrobe with hanging rails and shelving; cylinder/linen cupboard.

Bedroom No. 2

9' 9" x 12' 0" (2.97m x 3.66m) U.P.V.C. framed double glazed window to front.

Bedroom No. 3

8' 9" x 11' 10" (2.67m x 3.61m) (maximum dimensions) U.P.V.C. framed double glazed window to front.

Bathroom

Suite comprising tiled sided bath with mains shower fitment; wall hung circular wash hand basin; low level W.C.; chrome ladder style radiator; part tiled walls; tiled floor; U.P.V.C. framed glazed window to side with obscure glass.

Attached Single Garage

Metal up and over door; power and light.

Outside

Front Garden

Laid to lawn with double width driveway providing ample off road parking.

Southerly Facing Rear Garden

Enclosed and laid to lawn with borders containing established trees, shrubs and bushes, paved patio area.

PLEASE NOTE

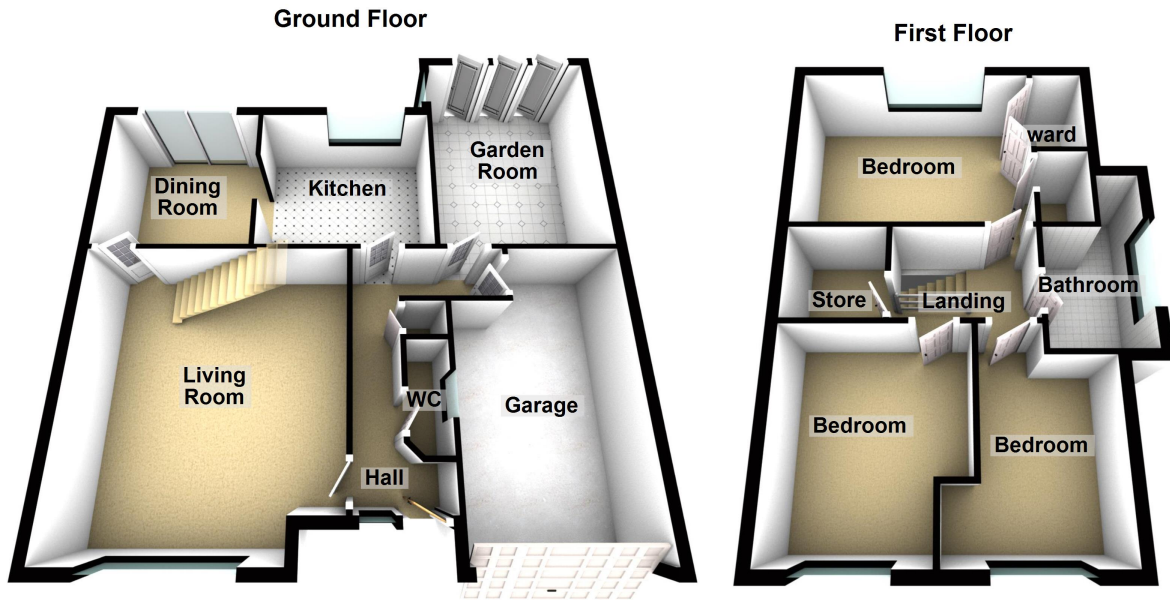
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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		86
(69-80)	C		
(55-68)	D	57	
(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	

