



22 Granton Close, Formby, Liverpool, Merseyside. L37 3PH

Offers in Region of £465,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this immaculately presented three double bedroom detached dormer style house which offers deceptively spacious and versatile family accommodation, including a stunning kitchen open to a family/dining area, bright and spacious entertaining room, a ground floor bedroom with a luxury ensuite shower room, cloakroom/wc and two first floor double bedrooms with a family bathroom. Situated in a prime location which is convenient for all local amenities including Formby Railway Station and a stones throw away from Formby Village with its array of coffee bars, restaurants, local shops and Supermarkets. EARLY VIEWING IS HIGHLY RECOMMENDED.

FEATURES

- PRIME LOCATION CLOSE TO FORMBY VILLAGE
- CLOAKROOM/W.C.
- BRIGHT FRONT ENTERTAINING ROOM
- SUPERB BREAKFAST KITCHEN WITH BUILT IN APPLIANCES OPEN TO FAMILY/DINING ROOM
- GROUND FLOOR DOUBLE BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- SPACIOUS LAUNDRY ROOM
- TWO FURTHER DOUBLE BEDROOMS
- LUXURY FIRST FLOOR BATHROOM
- SINGLE GARAGE
- ATTRACTIVE EASILY MAINTAINED GARDENS



ROOM DESCRIPTIONS

Covered Side Entrance

Slate tiled step.

Hall

U.P.V.C. framed double glazed composite door with obscure glass; U.P.V.C. framed double glazed window to side with obscure glass; under stairs storage cupboard; porcelain tiled floor; stairs to first floor.

Cloakroom/W.C.

8' 8" x 2' 10" (2.64m x 0.86m) Suite comprising a contemporary wall mounted circular wash hand basin with mixer tap; low level W.C.; matt black ladder style radiator; porcelain tiled floor; two feature tiled walls; extractor; U.P.V.C. framed double glazed window to side with obscure glass.

Front Lounge

12' 0" x 11' 11" (3.66m x 3.63m) U.P.V.C. framed double glazed window to front; TV aerial socket.

Breakfast Kitchen open to Family Room with Dining Area

24' 6" x 12' 11" reducing to 8'10" (7.47m x 3.94m) Superb range of base, wall and drawer units; one and a half bowl single drainer matt black sink unit with mixer tap; electric fan oven and integrated microwave in housing unit; ceramic hob with extractor canopy over; integrated

refrigerator/freezer, dishwasher and wine cooler; cupboard housing Worcester wall mounted gas heating boiler; kick board lighting; breakfast bar; TV aerial socket; porcelain tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed, double opening French doors with matching side panels to rear garden.

Laundry Room

8' 7" x 6' 2" (2.62m x 1.88m) Base cupboards to match kitchen; single drainer matt black sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; porcelain tiled floor; extractor; U.P.V.C. framed double glazed window to side with obscure glass.

Ground Floor Bedroom No. 1

12' 0" x 13' 3" (3.66m x 4.04m) U.P.V.C. framed double glazed window to front and side; TV aerial socket.

Luxury En-Suite Shower Room

8' 2" x 4' 3" (2.49m x 1.30m) Suite comprising a tiled walk in shower compartment fitted with Triton electric shower; pedestal wash hand basin with matt black mixer tap; low level W.C.; matt black ladder style radiator; part tiled walls; tiled floor; extractor.

First Floor

Stairs with glass balustrade.



ROOM DESCRIPTIONS

Spacious Landing

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

Bedroom No. 2

19' 2" into window recess x 13' 0" (5.84m x 3.96m)

U.P.V.C. framed double glazed window to side; Velux roof window to side; three eaves storage cupboards.

Bedroom No. 3

15' 5" x 12' 0" (maximum dimensions) (4.70m x 3.66m)

U.P.V.C. framed double glazed window to front; two eaves storage cupboards.

Luxury Bathroom with W.C.

Suite comprising a freestanding bath with matt black mixer tap and hand held shower attachment; wall hung wash hand basin with matt black mixer tap; low level W.C. with concealed cistern; part tiled walls; tiled floor; two Velux roof windows.

Outside

Detached Single Garage

Metal up and over door; U.P.V.C. framed door; U.P.V.C. framed double glazed window to side with obscure glass.

Attractive Gardens

Easily maintained gardens are present to front and rear.

The front garden is laid to lawn with brick edging and paved driveway. The enclosed rear garden is laid to lawn with brick edging and paved patio, there is gate access to both sides of the property.

PLEASE NOTE

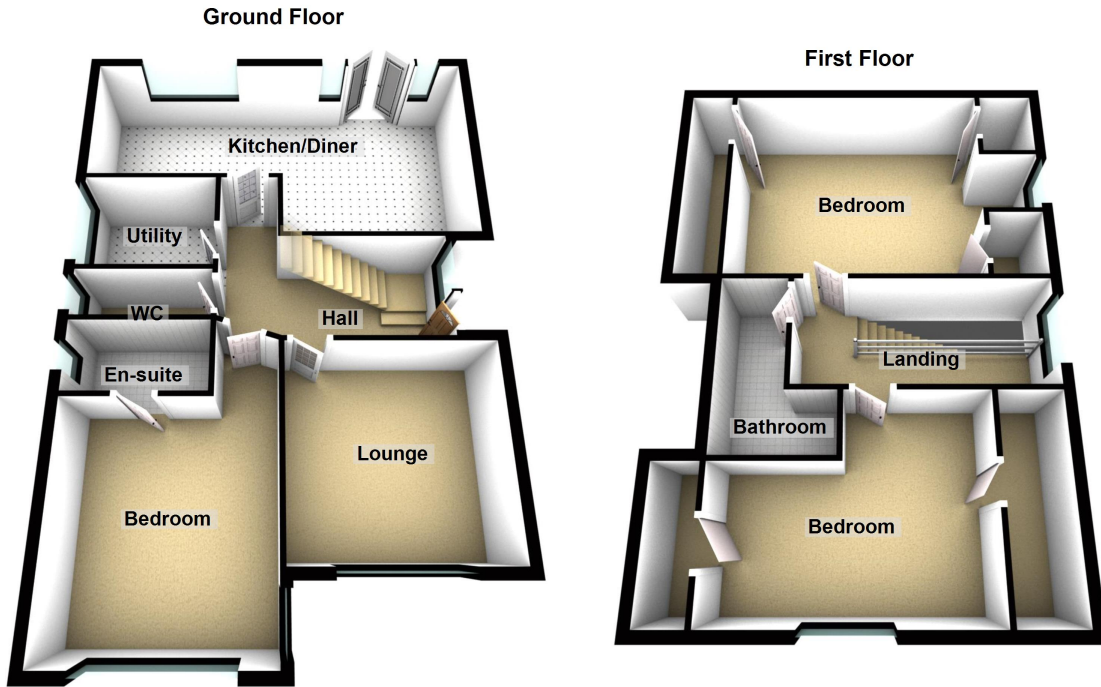
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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	