



**64 Watchyard Lane, Formby, Liverpool, Merseyside. L37 3JU**

**£210,000 Leasehold**

**UNDER OFFER**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this mature semi detached house which has been occupied by the same family for over five decades and whilst in need of some modernisation the property offers well maintained and deceptively spacious accommodation with the advantage of a very long established rear garden. This property would appeal to wide variety of buyers and is conveniently situated for local schools, transport links and Formby Village with its variety of independent shops, coffee bars, restaurants and supermarkets. EARLY VIEWING ADVISED.

## FEATURES

- CLOSE TO FORMBY VILLAGE
- CONVENIENT FOR LOCAL SCHOOLS
- FRONT LOUNGE & REAR DINING ROOM
- KITCHEN
- SPACIOUS ATTRACTIVE BATHROOM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ROOF REPLACED APPROX 7 YEARS AGO
- LONG ESTABLISHED REAR GARDEN
- OFF ROAD PARKING



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double glazed door with obscure glass.

### Hall

Glazed door with obscure glass; stairs to first floor.

### Front Lounge

10' 9" x 10' 8" excluding bay (3.28m x 3.25m) U.P.V.C. framed double glazed box bay window to front; glazed sliding doors to:-

### Dining Room

11' 4" x 13' 1" (3.45m x 3.99m) U.P.V.C. framed double glazed window to rear.

### Kitchen

8' 8" x 8' 0" (2.64m x 2.44m) Base and wall units; single drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for upright refrigerator/freezer; understairs storage; U.P.V.C. framed double glazed window; U.P.V.C. framed door to:-

### Outer Porch

Glazed window and door to rear.

### First Floor

#### Landing

#### Bedroom No. 1

14' 4" into wardrobe x 10' 7" (4.37m x 3.23m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with hanging rails, shelving and drawers.

#### Bedroom No. 2

8' 9" x 13' 0" into wardrobe (2.67m x 3.96m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall with hanging rails and shelving.

### Attractive Spacious Bathroom

5' 8" x 4' 3" (1.73m x 1.30m) Suite comprising panelled bath with centre mixer tap; Triton electric shower over; shower screen; inset wash hand basin in vanity unit with cupboards below; low level W.C.; chrome ladder style radiator; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

### Walk-in Storage

5' 8" x 4' 3" (1.73m x 1.30m) U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Brick Built Out House

Plumbing for automatic washing machine; wall mounted Worcester gas combination boiler.

#### Front Garden

Paved for ease of maintenance with shrubs, bushes and driveway providing off road parking.

#### Long Rear Garden

Laid to lawn with borders containing established trees, flowering shrubs and bushes, patio areas, pathways and two garden sheds.

### PLEASE NOTE

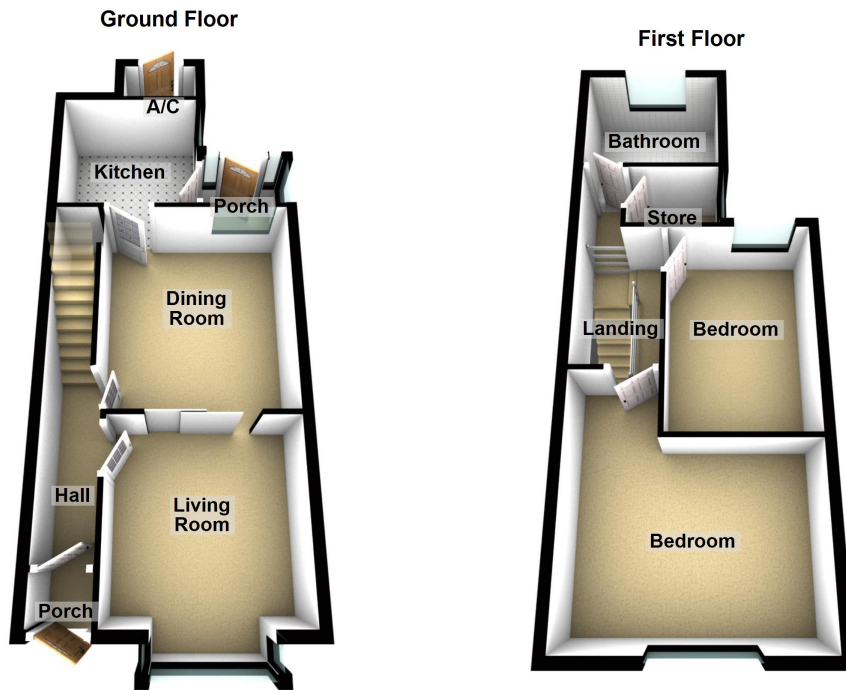
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	

