



12 Altcar Road, Formby, Liverpool, Merseyside. L37 8DT

Offers in Region of £299,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this beautifully presented Edwardian semi detached house which has been thoughtfully extended and sympathetically upgraded by the present owner, care has been taken to preserve the original charm of the property whilst also incorporating modern comforts. Features include a tastefully redesigned kitchen with built in appliances open to family room with double opening French doors to the southerly facing rear garden, two luxury shower rooms, newly fitted U.P.V.C. windows and a newly installed gas heating boiler. Situated in a popular established location which is convenient for local primary & secondary schools, transport links and Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- BEAUTIFUL EXTENDED EDWARDIAN SEMI DETACHED HOUSE
- SYMPATHETICALLY UPGRADED
- TWO ENTERTAINING ROOMS
- KITCHEN WITH BUILT IN APPLIANCES OPEN TO FAMILY ROOM
- LUXURY GROUND FLOOR SHOWER ROOM/UTILITY ROOM
- THREE BEDROOMS
- LUXURY EN-SUITE SHOWER ROOM
- NEWLY FITTED U.P.V.C WINDOWS BY 'LANCASHIRE WINDOWS'
- RECENTLY INSTALLED BOILER & NEW RADIATORS
- SOUTHERLY FACING REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

Double opening doors.

Hall

Period style glazed door; Amtico flooring; stairs to first floor.

Front Lounge

11' 7" x 13' 3" (3.53m x 4.04m) U.P.V.C. framed double glazed sash splayed bay window to front fitted with café style plantation shutters and blinds by Abigail Ahern; feature fireplace surround with cast iron insert, granite hearth and fitted with a living flame coal effect gas fire; glazed double opening doors to:

Dining Room

11' 7" x 11' 5" (3.53m x 3.48m) Feature oak fireplace with over mantle, slate insert and open grate; bespoke built in cupboards and shelving; U.P.V.C. framed double glazed window to side; understairs storage; Amtico flooring; open to:

Kitchen/Family Room

19' 6" x 10' 2" (5.94m x 3.10m) Howdens base, wall and drawer units; electric oven and integrated microwave in housing unit; induction hob with extractor over; integrated refrigerator/freezer; integrated dishwasher; laminate splash back; centre island incorporating one and a half bowl single drainer sink unit with brass mixer tap; feature exposed brick wall; large double glazed roof light; electric vertical radiator; wood effect tiled floor; U.P.V.C. framed double glazed, double opening French doors with fitted blinds to rear garden.

Ground Floor Shower Room/Utility Room

7' 0" x 10' 4" (2.13m x 3.15m) Suite comprising large tiled walk-in shower with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with drawers below; low level W.C. with concealed cistern; extractor; ladder style radiator; integrated washing machine and tumble dryer; base cupboard; wood effect tiled floor; part tiled walls; two U.P.V.C. framed double glazed windows to side with obscure glass.

First Floor

Landing

Turned staircase; loft access.



ROOM DESCRIPTIONS

Bedroom No. 1

13' 6" x 10' 7" (4.11m x 3.23m) (maximum dimensions)
Two double glazed windows to front fitted with plantation shutters; built in wardrobes to one wall with hanging rails and shelving.

En-Suite Shower Room

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

Bedroom No. 2

9' 5" x 11' 6" (2.87m x 3.51m) (maximum dimensions)
U.P.V.C. framed double glazed window to rear; original feature cast iron fireplace surround; built in wardrobes with hanging rails and shelving.

Bedroom No. 3

7' 8" x 9' 3" to cupboard (2.34m x 2.82m) U.P.V.C. framed double glazed window to side; built in cupboards housing Ideal Halo wall mounted gas combination boiler.

Outside

Front Garden

Low wall and brick paved driveway providing off road parking.

Rear Garden

Laid to lawn with sleeper edged borders containing shrubs and bushes, extensive Indian stone patio and garden shed.

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 **







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