



62 Beechwood Drive, Formby, Liverpool, Merseyside. L37 2DW

Offers Over £350,000 Freehold

REDUCED



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned and deceptively spacious detached dormer style house which occupies a pleasant position in this popular established neighbourhood and has been considerably upgraded and well maintained by the present owner.

Sustainability is a notable feature of the property, solar panels discreetly installed on the roof harness renewable energy, reducing the carbon footprint and energy bills, together with energy efficiency appliances and LED lighting. Other features include a newly fitted kitchen by 'Acorn' kitchens, spacious entertaining rooms, gymnasium/home office, three double bedrooms and luxury family bathroom.

Set in established landscaped gardens to front and rear with off road parking and a 45ft enclosed carport the property is well placed for local primary and secondary schools, transport links including Formby Railway station, Formby Village with all its amenities and a stones throw away from The National Trust Pinewoods Nature Reserve and Beach. EARLY VIEWING ADVISED.

FEATURES

- EXTENDED DETACHED HOUSE
- EPC RATING A
- THREE ENTERTAINING ROOMS
- ACORN BREAKFAST KITCHEN FITTED MAY 2022
- THREE BEDROOMS
- LUXURY FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM WITH HIVE CONTROL
- SOLAR PANELS
- GYMNASIUM/HOME OFFICE
- 45 FT ENCLOSED CAR PORT
- LANDSCAPED GARDENS WITH SPRINKLER SYSTEM & OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

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

Front Lounge

10' 5" x 17' 6" (3.17m x 5.33m) U.P.V.C. framed double glazed window to front fitted with thermal blind; remotely accessed log effect electric fire; wood effect laminate flooring.

Breakfast Kitchen (Fitted & Supplied by Acorn Kitchens May 2022)

9' 8" x 22' 8" (2.95m x 6.91m) Base, wall and drawer units; Carron single drainer sink unit with mixer tap; Hotpoint double oven in housing unit; Bosch induction hob; space for upright refrigerator/freezer; GlamRend walls; chrome ladder style radiator; underunit lighting; kickboard lighting; U.P.V.V. framed double glazed window to front and side.

Inner Hall

Stairs to first floor.

Laundry Room/W.C.

5' 5" x 8' 2" (1.65m x 2.49m) Low level W.C.; Belfast style sink; plumbing for automatic washing machine; space and plumbing for slimline dishwasher; U.P.V.C. framed double glazed window and door to side with obscure glass.

Dining Room

8' 5" x 12' 2" (2.57m x 3.71m) U.P.V.C. framed double glazed window to rear; Kardean flooring; open to:-

Rear Family Room

10' 6" x 17' 1" (3.20m x 5.21m) U.P.V.C. framed double glazed sliding patio door to rear garden with matching side panel; remotely accessed wall mounted fire; understairs storage.

First Floor

Landing

Access to boarded and insulated loft with ladder.

Bedroom No. 1

19' 5" reducing to 10'5" x 11' 10" reducing to 6'2" into wardrobe (5.92m x 3.61m) Two U.P.V.C. framed double glazed windows to rear; wall mounted flat screen television; range of built in furniture by Checkers of Churchtown to include wardrobes with split and full length hanging rails, shelving and drawer units; dressing table with knee-hole and drawers; Toshiba air conditioning unit supplied and maintained by Enviro Cool.

Bedroom No. 2

10' 6" x 10' 3" (3.20m x 3.12m) U.P.V.C. framed double glazed window to front.



ROOM DESCRIPTIONS

Bedroom No. 3

8' 4" x 13' 6" (2.54m x 4.11m) U.P.V.C. framed double glazed window to front and side; linen cupboard housing Worcester Greenstar i wall mounted gas heating boiler.

Bathroom

9' 5" x 7' 7" (2.87m x 2.31m) Suite comprising Insignia contained unit with Jacuzzi bath, steam generator, back jets, fixed head rainmaker and hand held shower attachment; contemporary glass wash hand basin with mixer tap; low level W.C.; chrome ladder style radiator; electric heated towel rail; non slip Karndean flooring; Lustralite walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Enclosed Car Port

7' 7" x 45' 0" (2.31m x 13.72m) U.P.V.C. double opening doors to front; U.P.V.C. framed double glazed, double opening French doors to:-

Gymnasium/Home Office

8' 7" x 18' 7" (2.62m x 5.66m) Insulated walls; led lighting; padded flooring; USB points; U.P.V.C door leading to rear garden.

Landscaped Gardens

Landscaped gardens are present to front and rear. The front is laid to lawn with Indian rainbow stone paved patio and driveway providing off road parking, instant sensor lights and security lighting. The enclosed rear garden is laid to lawn with Indian rainbow stone patio, brick built borders containing established shrubs and bushes; electric points; sprinkler system to front and rear; 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 **







EPC

