



158 Park Road, Formby, Liverpool, Merseyside. L37 6ES

Offers in Excess of £245,000 To be Advised

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter estate agents are delighted to offer for sale this three bedroom semi-detached house which requires complete modernisation however offers excellent potential to transform into a beautiful home. The property is situated in a popular residential location, convenient for local primary and secondary schools, local shops, bus routes, Formby railway station, Formby village with all its amenities and the pinewoods and beach.

FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE
- FRONT ENTERTAINING ROOM OPEN TO ...
- REAR DINING ROOM
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM WITH SEPARATE WC
- MAJORITY DOUBLE GLAZING
- ELECTRIC STORAGE HEATING
- SINGLE GARAGE & OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

Windows to side and door to front; tiled flooring; wall light point.

Entrance Hall

Stairs to first floor with an under stairs storage cupboard; electric storage heater.

Front Entertaining Room

14' 06" x 12' 02" (into recess)(4.42m x 3.71m) Window to front; tiled fire surround; electric storage heater; open to....

Rear Dining Room

11' 09" x 10' 10" (3.58m x 3.30m) Double glazed window to rear; electric storage heater.

Kitchen

15' 11" x 7' 05" (4.85m x 2.26m) Base, wall and drawer units; single stainless steel sink unit with mixer tap; four burner electric hob with built under oven and cooker hood above; space for an under counter refrigerator and freezer; part tiled walls; storage cupboard with built in shelving; double glazed window to rear and door to side.

FIRST FLOOR

Landing

Double glazed opaque window to side; loft access.

Bedroom No. 1

14' 05" x 12' 03" (maximum dimensions) (4.39m x 3.73m) Double glazed window to front; electric storage heater.

Bedroom No. 2

11' 09" x 11' 00" (3.58m x 3.35m) Double glazed window to rear; electric storage heater.

Bedroom No. 3

6' 10" x 6' 08" (to stairwell) (2.08m x 2.03m) Double glazed window to front.

Family Bathroom

Suite comprising a pedestal wash hand basin; panelled bath with a 'Triton' electric shower above; tiled walls; heated towel rail; built in cupboard housing a water cylinder; opaque window to side.

Separate WC

Low level wc; double glazed opaque to side.

OUTSIDE

Single Garage

Up and over door; door to side.

Gardens

Gardens are present to the front and rear. The front has a paved driveway with gravelled areas for ease of maintenance. The rear garden has a paved patio and a garden shed and is laid to lawn with shrubs and bushes.

PLEASE NOTE

Property Disclaimer

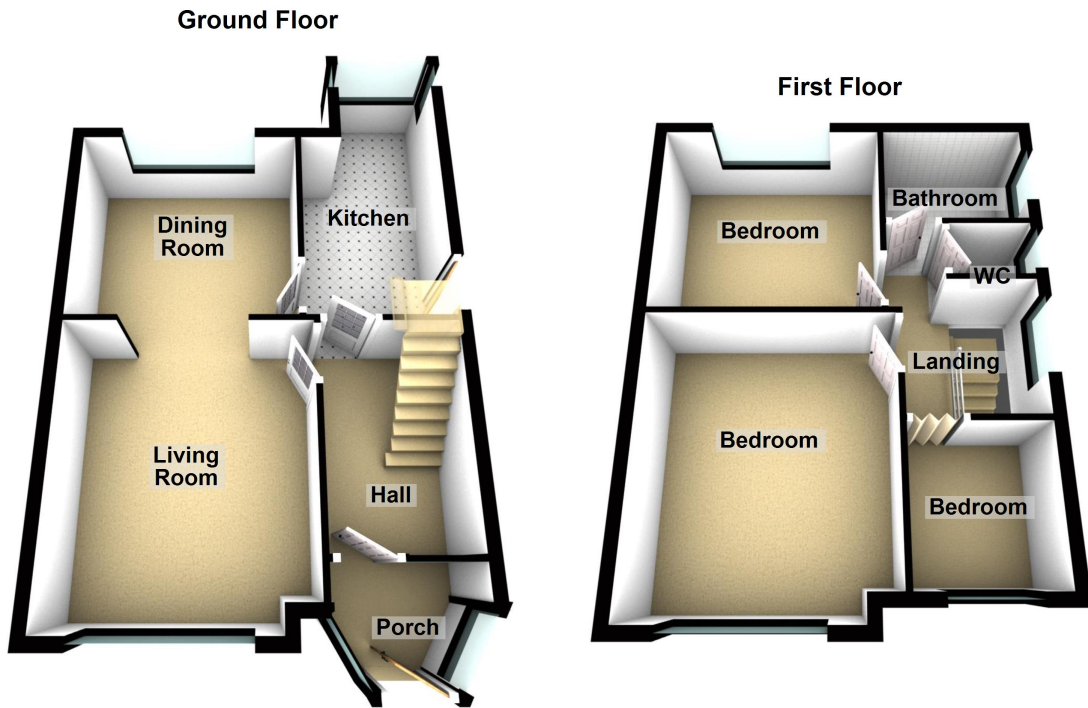
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

