



**92 Park Road, Formby, Liverpool, Merseyside. L37 6AQ**

**£275,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to offer for sale this three bedroom semi-detached house which requires some modernisation, however offers spacious and versatile family accommodation. The property is situated in a popular residential location, convenient for local primary and secondary schools, local bus routes, Formby railway station, Formby village with all its amenities and Formby beach.

## FEATURES

- ENCLOSED VESTIBULE
- ENTRANCE HALL
- CLOAKROOM/WC
- TWO ENTERTAINING ROOMS
- WELL APPOINTED KITCHEN
- THREE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- SINGLE GARAGE
- OFF ROAD PARKING
- GARDENS TO FRONT AND REAR



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double glazed entrance door; tiled flooring.

### Entrance Hall

Stairs to first floor with an under stairs storage cupboard; laminate flooring with underfloor heating.

### Cloakroom/WC

Suite comprising a wall hung wash hand basin; 'Bio Bidet' smart wc; tiled flooring.

### Front Entertaining Room

15' 00" x 12' 02" (4.57m x 3.71m) U.P.V.C framed double glazed window to front; glazed sliding doors leading to....

### Rear Dining Room

11' 08" x 10' 10" (3.56m x 3.30m) U.P.V.C framed double glazed double opening patio doors leading onto the rear garden.

### Kitchen

14' 09" x 7' 02" (4.50m x 2.18m) Wall, base and drawer units; single stainless steel sink unit with mixer tap; 'Belling' four burner induction hob; 'New World' oven and grill in a housing unit; freestanding washing machine and dishwasher; space for an upright refrigerator/freezer; laminate flooring with underfloor heating; part tiled walls; U.P.V.C framed double glazed window and door.

## FIRST FLOOR

### Landing

U.P.V.C framed double glazed opaque window to side; access to a partially boarded loft with power and light via a pull down ladder.

### Bedroom No. 1

14' 05" x 12' 03" (4.39m x 3.73m) U.P.V.C framed double glazed window to front; built in wardrobes with hanging rails and shelving.

### Bedroom No. 2

11' 10" x 11' 00" (3.61m x 3.35m) U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails and shelving.

### Bedroom No. 3

8' 10" (including stairwell) x 6' 11" (2.69m x 2.11m) U.P.V.C framed double glazed window to front.

### Family bathroom/shower room with WC

8' 01" x 7' 02" (2.46m x 2.18m) Suite comprising a low level wc; wall hung wash hand basin; bath with inset mixer taps; shower enclosure fitted with a mains shower; ladder style heating towel rail; tiled walls and flooring with under floor heating; two U.P.V.C framed double glazed opaque windows to side.

## OUTSIDE

### Single Garage

Up and over door; power and light.

### Gardens

Gardens are present to the front and rear. The low walled front garden is laid to lawn and has a paved driveway providing ample parking. The rear garden has a patio area and greenhouse and is laid to lawn with borders containing shrubs and flowers.

## 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 \*\*





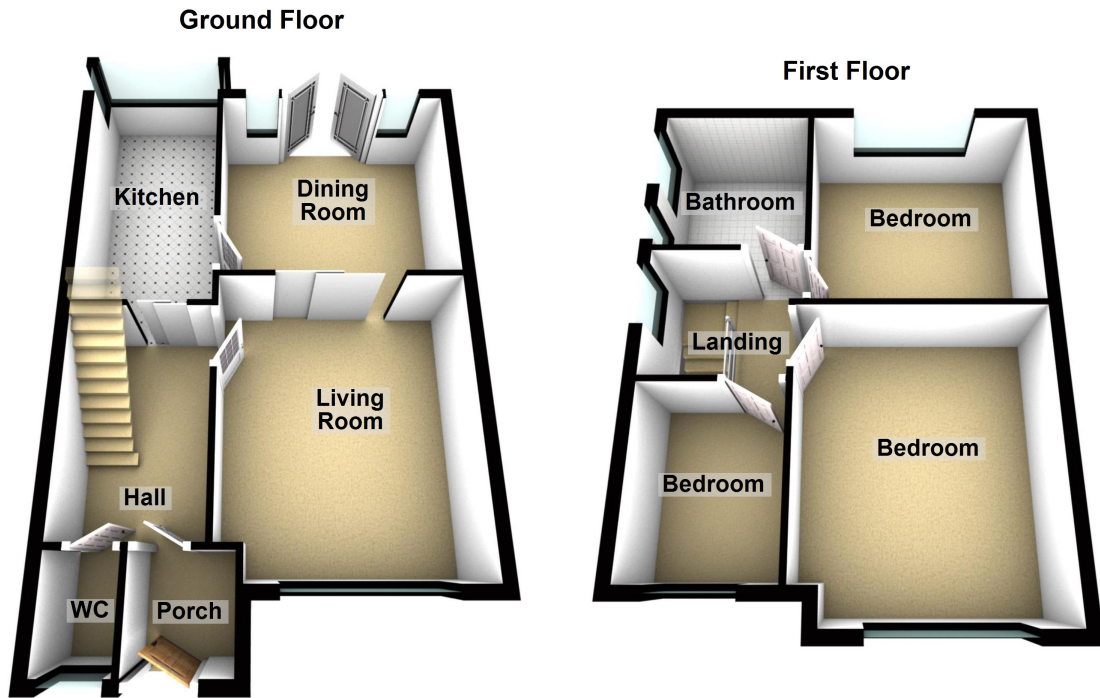








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	84
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	