



12 Proctor Road, Formby, Liverpool, Merseyside. L37 1NY

£425,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Colette Gunter estate agents are delighted to introduce to the market this spacious and versatile three bedroom detached true bungalow which offers well planned accommodation, including a bright and airy entrance dining hall, west facing rear entertaining room overlooking delightful gardens, three bedrooms and a well appointed family bathroom/shower room. Outside, the property enjoys a west facing rear aspect, linked single garage and parking for several vehicles. Conveniently located close to local primary and secondary schools, shops, Formby and Freshfield railway station, Formby village with all its amenities and the pinewoods nature reserve and beach.

## FEATURES

- EARLY VIEWING ADVISED
- DINING HALL
- WEST FACING REAR ENTERTAINING ROOM
- KITCHEN WITH BUILT IN APPLIANCES
- THREE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- SINGLE DETACHED GARAGE
- AMPLE PARKING FOR SEVERAL VEHICLES/MOTOR HOME
- ALARM SYSTEM/CCTV CAMERAS TO FRONT
- WEST FACING REAR GARDEN



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double glazed door; built in meter cupboard.

### Dining Hall

14' 02" x 10' 04" (4.32m x 3.15m) U.P.V.C framed double glazed full length window with vertical blinds to the front; ornate radiator cover; laminate flooring.

### West Facing Rear Entertaining Room

16' 08" x 10' 10" (5.08m x 3.30m) U.P.V.C framed double glazed windows and door leading into the rear garden; feature fire surround fitted with a 'pebble' effect gas fire; laminate flooring.

### Kitchen

12' 07" x 8' 03" (3.84m x 2.51m) Base, wall and drawer units; one and a half bowl acrylic sink unit with mixer tap; 'Siemens' four burner induction hob with cooker hood above and built under electric oven; integrated washing machine, fridge and freezer; part tiled walls; U.P.V.C framed double glazed window and door leading onto the rear garden.

### Inner Hall

Built in cloaks cupboard with cupboard above; laminate flooring; access to a partially boarded loft with light and housing a 'Worcester' gas heating boiler.

### Bedroom No. 1

U.P.V.C framed double glazed window with vertical blinds to front; laminate flooring; built in furniture to include wardrobes with hanging rails and shelving, bedside and storage units.

### Bedroom No. 2

11' 03" x 9' 06" (3.43m x 2.90m) U.P.V.C framed double glazed window with vertical blinds to rear; laminate flooring.

### Bedroom No. 3/Study/Playroom

10' 07" x 8' 10" (3.23m x 2.69m) U.P.V.C framed double

glazed with vertical blinds to front; laminate flooring.

### Family Bath/Shower Room with WC combined

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; panelled bath; shower enclosure fitted with a rainfall shower and hand held attachment; heated towel rail; tiled walls; U.P.V.C framed double glazed opaque window to side.

### OUTSIDE

#### Linked single garage

Up and over door; power and light; door to side. The garage has been partitioned providing a storage area to the rear.

#### Gardens

Gardens are present to the front and rear. The front garden has a driveway providing parking for several vehicles/motorhome. The westerly facing rear garden has a patio area and is laid to lawn with borders containing 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

## Ground Floor



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>		
(69-80)	<b>C</b>		<b>84</b>
(55-68)	<b>D</b>	<b>69</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	

