



**2 Holmwood Close, Formby, Liverpool, Merseyside. L37 1XW**

**£485,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this extended four bedroom detached house which offers bright, spacious and modern style living, including a stunning kitchen open to a spacious family/dining area creating a seamless flow for entertaining and everyday living with bi-folding doors opening onto an enclosed patio and garden. The property is situated in a sought after cul-de-sac location convenient for local primary and secondary schools, Formby and Freshfield railway stations, local shops and the pinewoods nature reserve and beach. EARLY INSPECTION HIGHLY RECOMMENDED

## FEATURES

- ENCLOSED VESTIBULE
- ENTRANCE HALL/CLOAKROOM/WC
- FRONT ENTERTAINING ROOM
- STUNNING KITCHEN OPEN TO A LARGE FAMILY/DINING AREA
- LAUNDRY ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- SINGLE GARAGE AND AMPLE PARKING
- ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double glazed sliding door; tiled flooring, meter cupboard.

### Entrance Hall

Stairs to first floor with 'Oak' balustrade; built in under stair cloaks cupboard; 'Herringbone' laminate flooring.

### Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit with mixer tap and a cupboard below; tiled walls ; U.P.V.C framed double glazed opaque window to side.

### Front Entertaining Room

14' 09" x 12' 07" (maximum dimensions) (4.50m x 3.84m)  
U.P.V.C framed double glazed window to front; gas log burner in a recess with a rustic wooden fireplace beam above.

### Stunning Kitchen open to a Family/Dining Area

26' 00" x 21' 06" (7.92m x 6.55m) Excellent range of base, wall and drawer units with a 'Quartz' breakfast bar; one and a half bowl stainless steel sink unit with mixer tap; 'Bosch' five burner induction hob with cooker hood above; 'Bosch' grill, oven and microwave in a housing unit; integrated refrigerator/freezer and dishwasher; 'herringbone' style laminate flooring; U.P.V.C framed double glazed window and door to side; Two sets of bi-folding doors opening onto the enclosed rear patio and garden.

### Laundry Room

9' 04" x 8' 05" (2.84m x 2.57m) Base and wall units with working surfaces; space for tumble dryer and upright refrigerator; plumbing for an automatic washing machine; U.P.V.C framed double glazed window to rear.

## FIRST FLOOR

### Landing

U.P.V.C framed double glazed opaque window to side; loft access; built in linen cupboard.

### Bedroom No. 1

11' 04" x 9' 11" (3.45m x 3.02m) U.P.V.C framed double glazed window to front; built in wardrobe with hanging rail and shelving.



## ROOM DESCRIPTIONS

### Bedroom No. 2

11' 04" x 11' 03" (maximum dimensions) (3.45m x 3.43m)  
U.P.V.C framed double glazed window to front; built in  
cupboard with hanging rail.

### Bedroom No. 3

9' 01" x 8' 00" (2.77m x 2.44m) U.P.V.C.C framed double  
glazed window to rear.

### Bedroom No. 4

9' 11" x 6' 08" (3.02m x 2.03m) U.P.V.C framed double  
glazed window to rear.

### Family Bathroom with WC Combined

Suite comprising a panelled bath fitted with a mains  
shower with a 'rainfall' and handheld shower attachment  
and shower screen; wash hand basin and wc unit with  
cupboard; tiled walls and flooring; U.P.V.C framed double  
glazed opaque window.

## OUTSIDE

### Single Garage

Up and over door; power and light; wall mounted 'Baxi'  
gas heating combination boiler.

### Gardens

Gardens are present to the front and rear. The front  
garden is laid to lawn with borders containing bushes and  
shrubs with a long driveway providing ample parking. The  
enclosed rear garden has a patio area and is laid with  
artificial grass with borders containing bushes and trees.

### PLEASE NOTE

Property Disclaimer

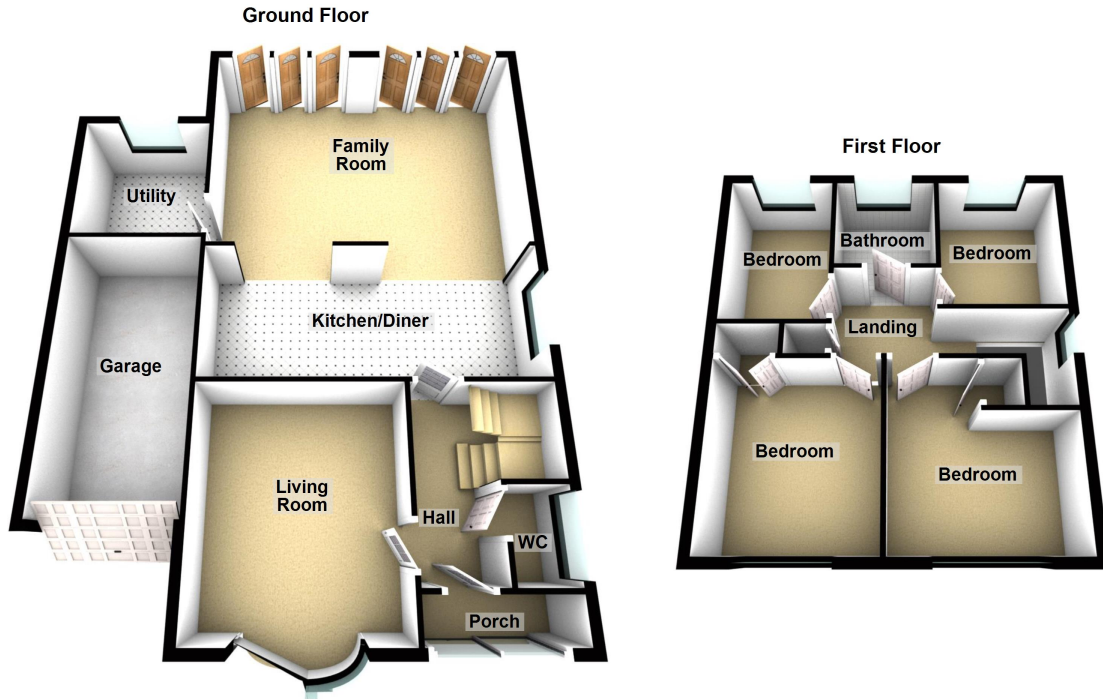
\*\*Colette Gunter advise that all interested parties should  
satisfy themselves as to the accuracy of the description,  
measurements and floorplan provided, either by  
inspection or otherwise. All measurements , distances  
and areas are approximate only. All fixtures, fittings and  
other items 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>71</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 