



29 The Hamptons, Formby, Liverpool, Merseyside. L37 3JQ

£415,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this spacious semi detached town house which offers superb family accommodation spanning over three floors. Features include an open plan kitchen/dining and family room with large doors leading to the westerly facing rear garden providing the perfect outdoor space for relaxation and entertaining. There is an additional first floor lounge with balcony, FOUR bedrooms, luxury 'Villeroy & Boch' en-suite and family bath/shower rooms, integral garage and off road parking.

The Hamptons is a modern development which boasts contemporary design, situated in a cul-de-sac location which is within easy reach of all local amenities including local primary and secondary schools, transport links and Formby Village with its wide variety of coffee bars, restaurants, independent shops and supermarkets. NO ONWARD CHAIN

FEATURES

- SUBSTANTIAL SEMI DETACHED TOWN HOUSE
- NO ONWARD CHAIN
- SPACIOUS OPEN PLAN KITCHEN/DINING & FAMILY ROOM
- FIRST FLOOR LOUNGE WITH WESTERLY FACING BALCONY
- FOUR BEDROOMS
- LUXURY 'VILLEROY & BOCH' EN-SUITE & FAMILY BATH/SHOWER ROOMS
- DOUBLE GLAZING & GAS HEATING SYSTEM
- INTEGRAAL GARAGE & OFF ROAD PARKING
- LANDSCAPED GARDENS WITH WESTERLY REAR ASPECT



ROOM DESCRIPTIONS

Hall

Part tiled floor; understairs storage; door to garage.

Cloakroom/W.C.

Villeroy & Boch suite comprising of mounted wash hand basin on tiled floating shelf; wall hung W.C. with concealed cistern; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

Kitchen/Dining/Family Room

19' 1" x 23' 3" (5.82m x 7.09m) Range of base, wall and drawer units; granite working surfaces incorporating a one and a half bowl inset stainless steel sink unit with mixer tap; Bosch built under double oven; ceramic hob; extractor canopy; Bosch integrated dishwasher; integrated refrigerator/freezer; part tiled walls; part tile floor; open to dining/family room with feature fireplace fitted with coal effect electric fire; U.P.V.C. framed double glazed sliding patio doors to rear garden; electrically operated awning.

First Floor

Landing

Walk-in linen/storage cupboard with light.

Westerly Facing Lounge with Balcony

19' 2" x 12' 9" (5.84m x 3.89m) U.P.V.C. framed double glazed sliding patio doors to westerly facing balcony; feature fireplace surround fitted with electric fire.

Primary Bedroom

11' 10" x 16' 8" maximum dimensions (3.61m x 5.08m) U.P.V.C. framed double glazed, double opening French doors to balcony; double opening doors to:-

En-Suite Bath/Shower Room

Villeroy & Boch suite comprising tiled sided sunken bath with hand held shower attachment; tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wash hand basin with mixer tap on floating tiled stand; wall hung W.C. with concealed cistern; chrome ladder style radiator; fitted mirror with light over; extractor; tiled walls; tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

Second Floor

Landing



ROOM DESCRIPTIONS

Bedroom No. 2

9' 4" x 14' 5" into eaves (maximum dimensions, sloping ceiling) (2.84m x 4.39m) Double glazed Velux window to rear; built in wardrobes.

Bedroom No. 3

9' 4" x 14' 5" into eaves (maximum dimensions, sloping ceiling) (2.84m x 4.39m) Double glazed Velux window to rear; built in wardrobes.

Bedroom No. 4

8' 9" x 13' 4" (maximum dimensions, sloping ceiling) (2.67m x 4.06m) U.P.V.C. framed double glazed window to front.

Family Bathroom/Shower Room

9' 2" x 7' 8" (2.79m x 2.34m) Villeroy & Boch suite comprising tiled sided sunken bath with hand held shower attachment; tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wash hand basin with mixer tap on floating stand; wall hung W.C. with concealed cistern; chrome ladder style radiator; fitted mirror; extractor; tiled walls; tiled floor; U.P.V.C. port hole window to front with obscure glass.

Outside

Outside

Integral Garage

9' 0" x 16' 9" (2.74m x 5.11m) Electrically controlled up and over door; plumbing for automatic washing machine; storage units; Vaillant wall mounted gas heating boiler.

Landscaped Gardens

Attractive and easily maintained gardens to front and rear. The front garden has a block paved driveway providing off road parking. The enclosed westerly facing rear garden is walled with artificial lawn, stone patio, pergola and shrubs and bushes.

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 **







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02018

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

