



**Bramble Cottage, Bills Lane, Formby, Liverpool, Merseyside. L37
6AL**

£545,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This is one of Formby's best kept secrets...tucked way off Ravenmeols Lane this charming detached house which was built in 1991, is accessible via a tree lined road shared with just one other property. Nestled in a tranquil spot, it overlooks grasslands creating a serene and picturesque environment. The house features a wrap around south westerly facing garden which attracts local wildlife and offers potential for landscaping and could become a true garden paradise. The property spans three floors providing ample space and versatility with three entertaining rooms which are generously proportioned, one featuring an Inglenook fireplace with a wood burning stove. There are three bedrooms and two bathrooms to the first floor and on the top floor there are two hobby rooms, ideal for creative pursuits or storage. A detached double garage has a staircase leading to a boarded loft area providing extra storage. With its unique combination of privacy, natural surroundings and potential this property is a rare gem for those seeking to create a modern home in a beautiful setting. NO UPWARD CHAIN

FEATURES

- DELIGHTFUL LOCATION OVERLOOKING GRASSLAND
- IN NEED OF MODERNISATION/HUGE POTENTIAL
- ENTRANCE HALL / CLOAKROOM/WC
- TWO/THREE ENTERTAINING ROOMS
- KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- TWO HOBBIES/STORAGE ROOMS TO SECOND FLOOR
- DETACHED GARAGE/ AMPLE OFF ROAD PARKING/ SOUTH FACING GARDEN
- FREEHOLD PLOT / NO UPWARD CHAIN



ROOM DESCRIPTIONS

Entrance Hall

Entrance door with double glazed window to side; turned staircase to first floor.

Cloakroom / WC

Suite comprising a low level wc; wall hung wash hand basin.

Front Entertaining Room/Bedroom 4

13' 00" x 11' 11" (3.96m x 3.63m) Double glazed bay window with deep sill; exposed beams; door to....

Spacious Rear Entertaining Room

21' 02" x 11' 07" (6.45m x 3.53m) Double glazed window and double opening patio doors leading onto the south facing rear garden; feature Inglenook fireplace fitted with a wood burning stove; built in open shelving.

Utility Room

11' 11" x 5' 07" (3.63m x 1.70m) Base, wall and drawer units; one and a half bowl stainless steel sink unit with mixer tap; plumbing for a washing machine and dishwasher; space for a tumble dryer; wall mounted gas heating boiler; tiled flooring; exposed beams; double glazed window to front and door to side.

Kitchen

11' 10" x 9' 08" (3.61m x 2.95m) Base, wall and drawer units; two and a half bowl stainless steel sink unit with mixer tap; 'Newhome' oven with separate grill in a housing unit; 'Bosch' four burner electric hob with a cooker hood above; tiled flooring; double glazed window to side; door to....

Rear Dining Room

11' 09" x 9' 01" (3.58m x 2.77m) Double glazed window to rear; exposed beams.

FIRST FLOOR

Galleried Landing

Window to front; staircase to Hobbies rooms; exposed beams.

Bedroom 1

13' 06" x 12' 01" (4.11m x 3.68m) (maximum dimensions) Double glazed window to front; built in furniture to include wardrobes with hanging rails and shelving; dressing table with kneehole and storage cabinets.

Ensuite Bath/Shower Room

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; panelled bath; tiled shower enclosure fitted with an electric shower; built in linen cupboard; part tiled walls; 'Velux' window.

Bedroom No.2

12' 09" x 12' 00" (3.89m x 3.66m) Window to front; freestanding wardrobes

with hanging rails and shelving and two drawer units; built in open shelving.

Bedroom No. 3

10' 04" (to wardrobes) x 6' 02" (3.15m x 1.88m) 'Velux' window; built in wardrobe with hanging rails and shelving.

Family Bathroom with WC combined

Suite comprising a low level wc; pedestal wash hand basin; panelled bath; part tiled walls; Velux window.

SECOND FLOOR

Landing

'Velux' window

Hobbies/Storage Room 1

12' 03" x 9' 09" (3.73m x 2.97m) Maximum dimensions/sloping ceilings) 'Velux' window; window to side.

Hobbies/Storage Room 2

12' 03" x 9' 09" (3.73m x 2.97m) (maximum dimensions/sloping ceilings) 'Velux' window; window to side.

OUTSIDE

Detached Double Garage with Staircase to a Boarded Loft

Up and over door; door to side; power and light; staircase to storage area.

Gardens

The property is accessed via double opening timber gates leading to a gravelled driveway. The enclosed wrap around south/westerly facing garden is laid to lawn with well stocked borders and has a patio area and garden shed

Note

Council Tax Band D

Note

EPC Rating D

PLEASE NOTE

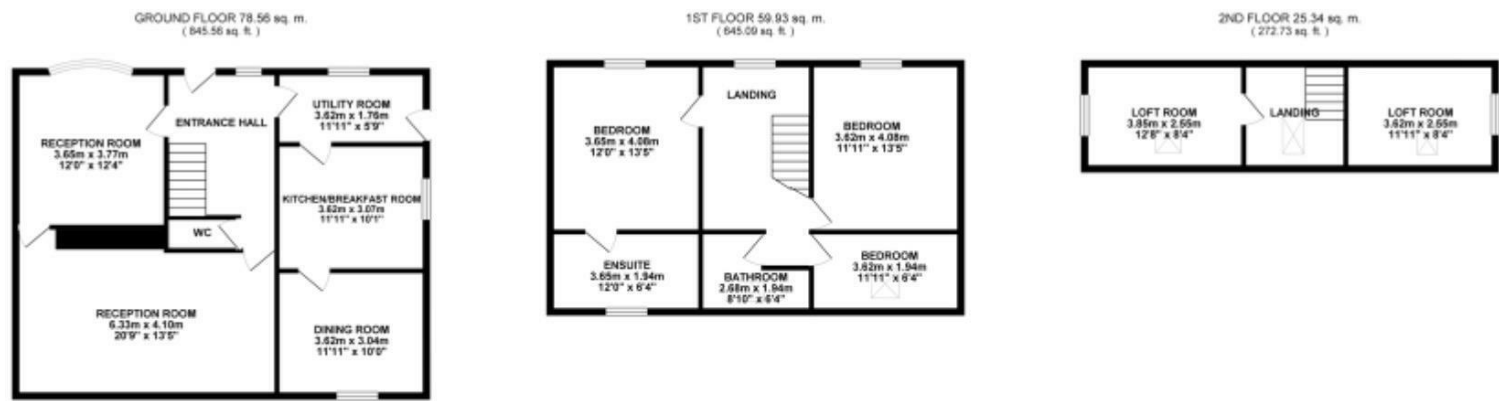
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



TOTAL FLOOR AREA : 163.82 sq. m. (1763.38 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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