COLETTE GUNTER
Estate Agents

27 Rosemary Lane, Formby, Liverpool, Merseyside. L37 3HA

£450,000 Freehold

REDUCED

PROPERTY DESCRIPTION

Viewing is essential to fully appreciate this well presented four bedroom semi-detached Victorian house which offers spacious and bright accommodation with high ceilings and large bay windows. Features include a spacious front entertaining room open to a rear family room, kitchen open to a dining area, four bedrooms, two bathrooms and a delightful long rear garden with a decked area ideal for al fresco dining and entertaining. The property is situated in a sought after location within easy reach of Formby village with all its amenities, Formby railway station, local primary and secondary schools, local transport links and the pinewoods nature reserve and beach.

FEATURES

- MATURE SEMI DETACHED HOUSE
- SUPERB FAMILY ACCOMMODATION
- VILLAGE LOCATION
- BRIGHT THROUGH ENTERTAINING ROOM
- DINING KITCHEN
- FOUR BEDROOMS

- EN-SUITE SHOWER ROOM & FAMILY BATHROOM/SHOWER ROOM
- LARGE REAR GARDEN WITH OUTBUILDINGS
- ATTACHED GARAGE
- GAS HEATING SYSTEM
- NEWLY BLOCK PAVED DRIVEWAY

ROOM DESCRIPTIONS

Enclosed Vestibule
U.P.V.C framed double glazed door; laminate flooring; glazed wooden door to....

Hall
Laminate flooring; ornate radiator cover; dado rail; spindled staircase to first floor with an under stairs storage cupboard.

Cloakroom/WC
Suite comprising a low level wc; wall hung wash hand basin with mixer tap; tiled walls; laminate flooring; sensor light.

Front Entertaining Room
16' 02" (into window)x 13' 02" (into recess) (4.93m x 4.01m) U.P.V.C framed double glazed bay window to front; laminate flooring; open to.....

Rear Entertaining Room
12' 11" x 12' 01" (into recess) (3.94m x 3.68m) U.P.V.C framed double glazed window to rear; laminate flooring.

Kitchen open to Dining Area
23' 07" x 11' 04" (7.19m x 3.45m) Excellent range of wall, base, drawer and pantry cupboards; one and a half bowl stainless steel sink unit with mixer tap; space for a range cooker with extractor canopy above; cupboard housing a 'Vaillant' gas heating boiler; space for an American style refrigerator; laminate flooring; part tiled walls; three U.P.V.C framed double glazed windows and door to side.

First Floor

Split Level Landing

Primary Bedroom
17' 01" x 16' 02" (maximum dimensions) (5.21m x 4.93m) U.P.V.C framed double glazed bay window to front; windows to front.

En-Suite Shower Room
Suite comprising a low level wc; contemporary wash hand basin with a mixer tap and cupboard below; shower enclosure fitted with a mains shower with a rainfall and hand held shower attachment; ladder style heated towel rail; part tiled walls; laminate flooring.

Bedroom No. 2
12' 10" x 12' 02" (into recess) (3.91m x 3.71m) U.P.V.C framed double glazed window to rear

Bedroom No. 3
11' 00" x 7' 06" (3.35m x 2.29m) U.P.V.C framed double glazed window to rear.

Bedroom No. 4
8' 09" x 7' 10" (2.67m x 2.39m) U.P.V.C framed double glazed window to side.

Family Bathroom/Shower Room
Suite comprising a low level wc; tiled sided bath with centre mixer taps; contemporary wash hand basin with mixer tap and mirror above; shower enclosure fitted with a mains shower attachment; tiled walls; ladder style heated towel rail; U.P.V.C framed double glazed window to side.

Outside

Attached Single Garage
Up and over door; power and light; door to rear garden.

Gardens
Gardens are present to the front and rear. The paved front garden is paved providing parking for several cars. The long rear garden has a decked area ideal for al fresco dining and is laid to lawn with well stocked borders containing 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 **

EPC

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+) **A**			
(81-91) **B**			81
(69-80) **C**			
(55-68) **D**		63	
(39-54) **E**			
(21-38) **F**			
(1-20) **G**			
Not energy efficient - higher running costs			

England, Scotland & Wales — EU Directive 2002/91/EC

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