



30 The Paddock, Formby, Liverpool, Merseyside. L37 7HQ

£425,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN...This three bedroom detached true bungalow located in a sought after cul-de-sac location, offers great potential with some modernisation. The property features a spacious entertaining room connected to a dining room with patio doors leading to the enclosed south facing rear garden. The breakfast kitchen, whilst functional would benefit from updating to suit modern tastes and requirements. The accommodation includes two well proportioned double bedrooms and a versatile single bedroom, suitable for use as a study or guest room. Outside the enclosed rear garden enjoys a sunny aspect with well stocked borders containing shrubs and bushes. With some refurbishment, this bungalow could be transformed into a beautiful home.

FEATURES

- SOUGHT AFTER CUL-DE-SAC LOCATION
- IN NEED OF MODERNISATION
- ENTRANCE HALL
- FRONT ENTERTAINING ROOM OPEN TO DINING ROOM
- BREAKFAST KITCHEN
- THREE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- DOUBLE GARAGE
- ENCLOSED SOUTH FACING REAR GARDEN
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Covered Entrance

Tiled flooring

L-Shaped Entrance Hall

U.P.V.C framed double glazed door; built in meter and cloaks cupboard; built in cupboard housing a water cylinder; ornate radiator cover; access via a pull down ladder to a spacious boarded loft with two U.P.V.C framed double glazed windows.

Front Entertaining Room

17' 05" x 12' 04" (5.31m x 3.76m) Window to front; feature fire surround fitted with a living flame coal effect gas fire; open to....

Rear Dining Room

9' 10" x 9' 04" (3.00m x 2.84m) Ornate radiator cover; U.P.V.C framed double glazed double opening patio doors with windows to side opening onto the south facing rear patio and garden.

Breakfast Kitchen

12' 03" (To cupboards) x 9' 1" (3.73m x 2.77m) Range of base, wall and drawer units with working surfaces incorporating a breakfast bar; one and a half bowl stainless steel sink unit ; 'Neff' four burner gas hob with cooker hood above and a 'Neff' oven in a housing unit; plumbing for an automatic washing machine; integrated dishwasher; space for a freestanding upright refrigerator/freezer; U.P.V.C framed double glazed window and door to rear.

Bedroom No. 1

11' 07" x 11' 07" (3.53m x 3.53m) U.P.V.C framed double framed window to rear; fitted furniture to include wardrobes, over bed storage cupboards, drawer and bedside units.

Bedroom No. 2

11' 07" x 11' 00" (3.53m x 3.35m) Window to front; fitted furniture to include wardrobes with hanging rails and shelving, dressing table with kneehole and two bedside units.

Bedroom No. 3 / Study

11' 00" x 6' 11" (3.35m x 2.11m) Window to front; built in unit with open shelving and cupboards.

Family Bath/Shower Room With WC combined

Suite comprising a low level wc; tiled shower enclosure fitted with a 'Mira' electric shower; panelled bath with mixer tap; wash hand basin in a vanity unit with cupboards below and mirror above; part tiled walls; two U.P.V.C framed double glazed opaque windows to side.

OUTSIDE

Double Garage

Electronically controlled door (not tested); power and light; door and window to side.

Gardens

The low walled front garden is laid to lawn with a long paved driveway. The enclosed south facing rear garden has a patio area and is laid to lawn with borders containing shrubs and bushes.

Note

Council Tax Band F

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

Ground Floor



Sizes are approximate
Plan produced using PlanUp.

30 The Paddock, Formby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC