



**38 Park Road, Formby, Liverpool, Merseyside. L37 6AF**

**£360,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

NO UPWARD CHAIN....This extended four bedroom semi-detached house offers spacious and versatile living accommodation, perfect for modern family life. The ground floor features a front reception room, ideal for relaxing or entertaining, To the rear, a bright and airy west facing kitchen flows seamlessly into a generous open plan dining /family room creating a sociable space bathed in natural light. A convenient bathroom completes the layout. Upstairs, the property boasts three well proportioned bedrooms , with the primary bedroom featuring a juliet balcony overlooking the rear garden. The versatile fourth bedroom is perfect as a single room or home office plus a modern family shower room. Externally the property benefits from ample off road parking, while the enclosed west facing rear garden provides a private outdoor retreat, ideal for enjoying afternoon and evening sunshine. Situated in a popular residential location convenient for Formby village with all its amenities, Formby railway station, local Primary and Secondary schools and Formby beach.

## FEATURES

- EXTENDED SEMI-DETACHED HOUSE
- ENCLOSED VESTIBULE & ENTRANCE HALL
- GROUND FLOOR BATHROOM WITH WC
- FRONT ENTERTAINING ROOM
- WELL APPOINTED KITCHEN OPEN TO A WEST FACING DINING / FAMILY ROOM
- FOUR BEDROOMS
- FAMILY SHOWER ROOM WITH WC
- ENCLOSED WEST FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN





## ROOM DESCRIPTIONS

### Enclosed Vestibule

Double glazed door with windows to sides tiled flooring; wall light fitting.

### Entrance Hall

Stairs to first floor with an under stairs storage cupboard; laminate flooring; built in cupboard with shelving; two double glazed opaque windows to side.

### Front Entertaining Room

15' 06" (into window) x 13' 08" (4.72m x 4.17m) Double glazed window to front; feature fire surround with tiled inset and fitted with an electric stove.

### Ground Floor Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; panelled bath fitted with a 'Mira' electric shower attachment; cupboard housing a wall mounted 'Valliant' gas heating boiler and plumbing for an automatic washing machine; tiled walls.

### Well Appointed Kitchen

11' 01" x 10' 06" (3.38m x 3.20m) Excellent range of 'high gloss' base, wall and pan drawer units with 'walnut' working surfaces incorporating a breakfast bar; twin stainless steel sink units with mixer tap; plumbing for a dishwasher; space for an upright refrigerator and microwave; 'Siemens' grill with a separate oven in a housing unit; six burner gas hob with a contemporary extractor canopy above; engineered 'Oak' flooring; open to.....

### West Facing Dining/Family Room

23' 02" x 12' 11" (7.06m x 3.94m) Two 'Velux' windows; engineered 'Oak' flooring; U.P.V.C framed double glazed window to side; U.P.V.C framed double glazed window and door along with a sliding patio door accessing the west facing rear patio and garden.

## FIRST FLOOR

### Landing

Double glazed window to side; built in linen cupboard;

access to a spacious boarded loft via a pull down ladder with eaves storage  
20'06" x 9'03"

### Bedroom No. 1

12' 11" (excluding doorwell) x 12' 06" (3.94m x 3.81m) U.P.V.C framed double glazed double opening patio doors with a Juliet balcony overlooking the west facing rear garden.

### Bedroom No. 2

19' 03" x 11' 04" (5.87m x 3.45m) U.P.V.C. framed double glazed window to rear; built in cupboard with hanging rail.

### Bedroom No. 3

13' 09" x 12' 04" (4.19m x 3.76m) (maximum dimensions) Double Glazed window to front.

### Bedroom No. 4

8' 07" x 6' 04" (2.62m x 1.93m) Double glazed window to front.

### Family Shower Room with WC combined

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; shower enclosure fitted with a mains shower; ladder style heated towel rail; tiled walls.

## OUTSIDE

### Gardens

The low walled front garden has a blocked paved driveway providing ample parking with double opening timber gates accessing the side of the property. The enclosed west facing rear garden has a patio area and is laid to lawn with play bark chippings at the end of the garden.

### Note

Council Tax Band D

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 \*\*













EPC

