



**25 Brackenway, Formby, Liverpool, Merseyside. L37 7HF**

**£350,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN...This considerably improved link-detached house offers a blend of modern living and versatile space, making it ideal for a variety of needs. Features include a well proportioned living area leading into an attractive garden room which enhances the natural light and provides a perfect space for relaxation or entertaining, there is a well appointed dining kitchen and the former garage has been converted into a multifunctional space, offering the flexibility of a ground floor bedroom, home office, or playroom. To the first floor there are three further bedrooms and family bathroom which has been stylishly modernised. Externally the property has the benefit of a southerly rear aspect and off road parking to the front.

Situated in a particularly pleasant position close the Paradise Lane, which is convenient for all local amenities including local primary and secondary schools, Freshfield railway station, Formby Village with all its amenities and The National Trust Pinewoods Nature Reserve and beach is a short distance away.

## FEATURES

- LINK DETACHED HOUSE IN POPULAR LOCATION
- SPACIOUS REAR LOUNGE
- DINING KITCHEN
- SUPERB GARDEN ROOM
- FOUR BEDROOMS (ONE TO GROUND FLOOR)
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- NEWLY FITTED FAMILY BATHROOM
- AMPLE OFF ROAD PARKING TO FRONT
- SOUTHERLY FACING REAR GARDEN
- OFFERED WITH NO ONWARD CHAIN





## ROOM DESCRIPTIONS

### Enclosed Vestibule

Double glazed composite door; wood effect laminate flooring.

### Hall

Glazed door; wood effect laminate flooring; understairs recess.

### Cloakroom/W.C.

Suite comprising inset wash hand basin; low level W.C.; tiled walls; wood effect laminate flooring; U.P.V.C. framed double glazed high level window to front and side.

### Spacious Rear Lounge

15' 10" x 11' 10" (4.83m x 3.61m) Feature fireplace surround fitted with pebble effect gas fire; U.P.V.C. framed double glazed double opening French doors to side with matching side windows; U.P.V.C. framed double glazed double opening French doors to:

### Garden Room

10' 07" x 11' 0" (3.23m x 3.35m) Two U.P.V.C. framed double glazed windows to rear; U.P.V.C. framed double glazed double opening French doors to side; wood effect laminate flooring.

### Sitting Room/Bedroom No. 4

7' 09" x 12' 01" (2.36m x 3.68m) U.P.V.C. framed double glazed window and door to rear with obscure glass; wood effect laminate flooring; door to storage area.

### Dining Kitchen

9' 07" x 14' 10" (2.92m x 4.52m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under electric oven; five burner gas hob; extractor canopy; integrated dishwasher; integrated refrigerator/freezer; plumbing for automatic washing machine; china cupboards; wood effect laminate flooring; U.P.V.C. framed double glazed window to front.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to side with obscure glass; cupboard housing wall mounted Worcester gas heating boiler; loft access.

### Bedroom No. 1

9' 11" x 12' 10" (3.02m x 3.91m) U.P.V.C. framed double window to front; built in wardrobe.

### Bedroom No. 2

9' 10" into recess x 11' 6" (3.00m x 3.51m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

### Bedroom No. 3

7' 06" x 8' 06" (2.29m x 2.59m) U.P.V.C. framed double glazed window to rear.

### Bathroom

5' 05" x 6' 07" (1.65m x 2.01m) Newly fitted suite comprising panelled bath with mains shower over with fixed head and hand held shower attachment; shower screen; inset wash hand basin in vanity unit with cupboards below; low level W.C.; chrome ladder style radiator; tiled walls; wood effect laminate flooring; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Garage (storage only)

Metal up and over door.

#### Front Garden

Paved driveway providing ample off road parking.

#### Southerly Facing Rear Garden

Laid to lawn with patio area and garden shed.

### EPC RATING - C

### COUNCIL TAX BAND - 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 \*\*





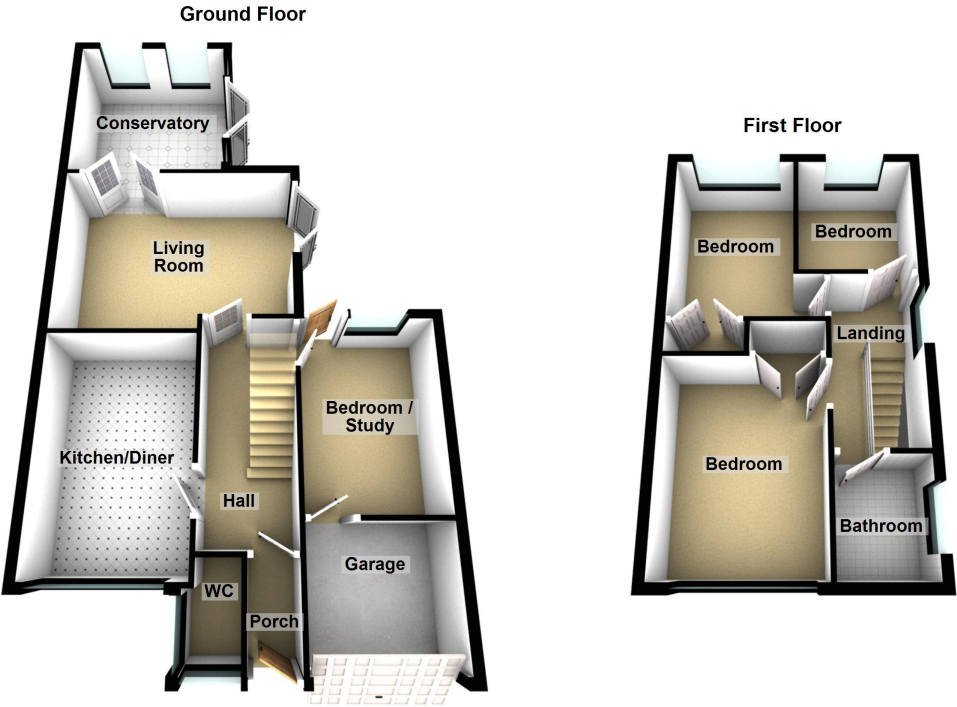








FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

25 Brackenway, Formby

