



18 Granton Close, Formby, Liverpool, Merseyside. L37 3PH

£430,000 Freehold

FOR SALE

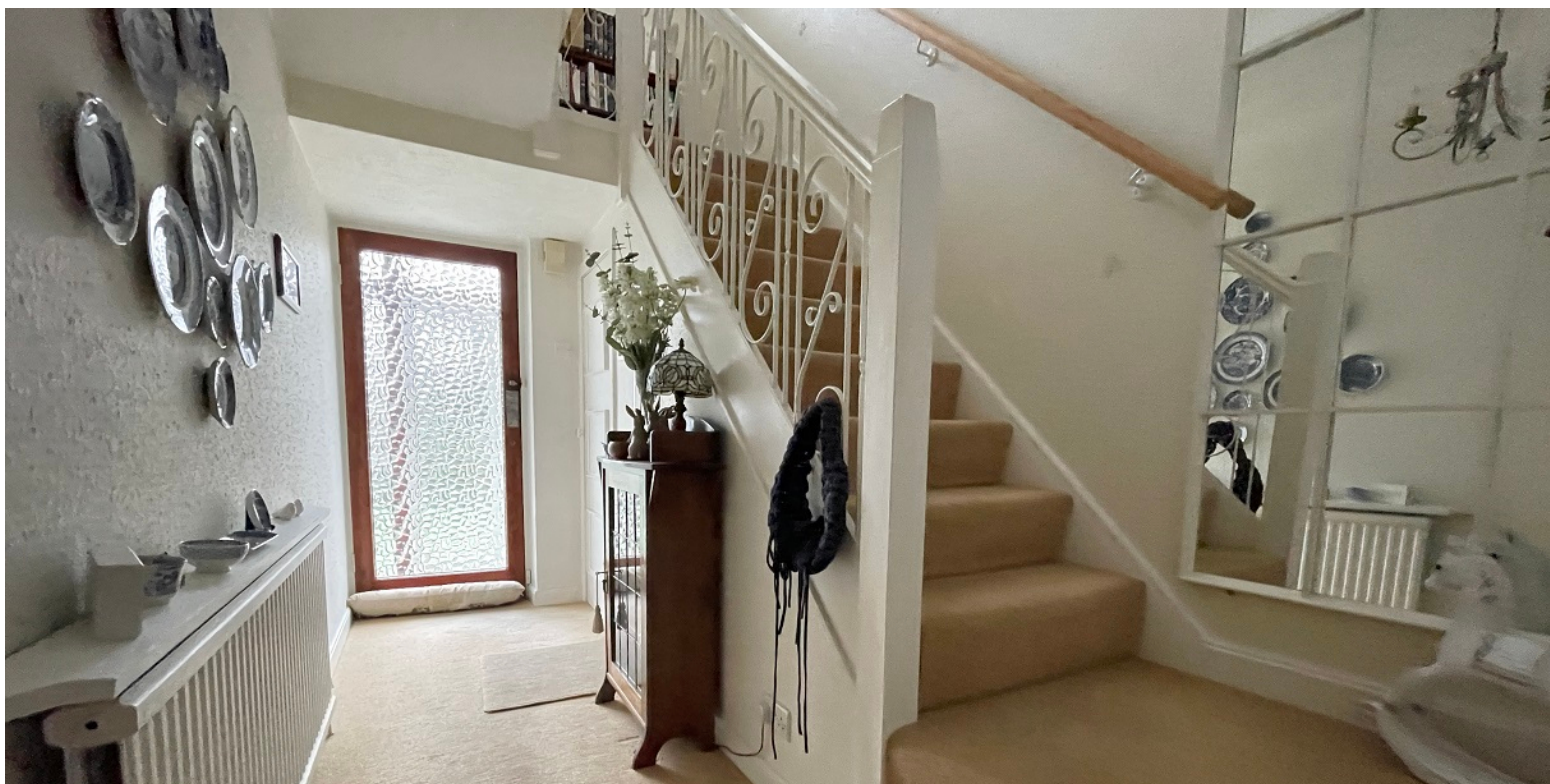


PROPERTY DESCRIPTION

NO UPWARD CHAIN...A well proportioned four double bedroom detached house situated in a sought after cul-de-sac location, just a short distance from Formby railway station and Formby village with its shops, cafes and bars. The property features a spacious entertaining room to the front, a well appointed kitchen leading to a separate dining room with glazed doors opening into a conservatory. To the first floor there are four generous bedrooms, two with shower enclosures and wash hand basins plus a family bathroom with a separate wc. Whilst the house offers ample living space, some areas would benefit from modernisation, making it an excellent opportunity for those looking to add their own touch and create a beautiful family home

FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE & ENTRANCE HALL
- CLOAKROOM/W.C
- TWO ENTERTAINING ROOMS
- CONSERVATORY
- FOUR DOUBLE BEDROOMS (TWO WITH SHOWER ENCLOSURES)
- FAMILY BATHROOM & SEPARATE W.C.
- INTEGRAL GARAGE & AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CONVENIENT FOR FORMBY RAILWAY STATION & FORMBY VILLAGE



ROOM DESCRIPTIONS

Enclosed Vestibule

Double glazed double opening doors with windows to side; tiled flooring.

Entrance Hall

Turned staircase to first floor; walk in cloakroom.

Cloakroom/WC

Suite comprising a low level wc; wall mounted wash hand basin; window to front.

Front Entertaining Room

20' 01" (to window) x 11' 10" (maximum dimension) (6.12m x 3.61m) Double glazed window to front; two feature windows to side; feature fire surround; laminate flooring; two wall light points.

Rear Dining Room

Laminate flooring; double glazed sliding door leading to.....

Conservatory

12' 05" x 7' 11" (3.78m x 2.41m) U.P.V.C framed double glazed windows and sliding patio door leading to the rear garden; tiled flooring.

Dining Kitchen

11' 09" x 11' 09" (3.58m x 3.58m) Base, wall and drawer units with working surfaces; single stainless steel sink unit with mixer tap; freestanding 'Hotpoint' electric cooker; freestanding dishwasher; part tiled walls; window to rear; walk in pantry with window and space for an upright refrigerator; door to....

Side Porch

Door accessing rear garden; door to garage.

Door to Utility/Store Room- plumbing for an automatic washing machine and space for a tumble dryer; wall mounted 'Worcester' gas heating boiler.

FIRST FLOOR

Spacious Landing

Window to front; access to a partially boarded loft via a pull down ladder.

Bedroom No. 1

15' 01" x 11' 03" (4.60m x 3.43m) Double glazed window to front; built in wardrobes with mirrored doors; pedestal wash hand basin; shower enclosure fitted with a mains shower.

Bedroom No. 2

15' 01" x 9' 06" (4.60m x 2.90m) Window to front; pedestal wash hand basin; shower enclosure fitted with a mains shower.

Bedroom No. 3

13' 01" x 11' 10" (3.99m x 3.61m) Double glazed window to rear; built in wardrobes with hanging rails and shelving; pedestal wash hand basin.

Bedroom No. 4 / Study

Window to rear.

Family Bathroom

Suite comprising a pedestal wash hand basin; panelled bath with mixer tap and hand held attachment; ladder style heated towel rail; exposed floorboards; built in linen cupboard.

Separate WC

Low level wc; double glazed opaque window to side.

OUTSIDE

Integral Garage

Up and over door; door to rear; power and light.

Gardens

The front garden is laid to lawn with a paved driveway providing ample parking. The enclosed rear garden has a patio area and is laid to lawn with borders containing shrubs and bushes.

Note

Council Tax Band E

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 **







