



11 Cable Street, Formby, Liverpool, Merseyside. L37 3LU

Offers Over £285,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN.... is this 1930's extended semi detached house, whilst in need of modernisation the property presents a superb opportunity for those looking to create a modern home. Inside, the ground floor layout includes a through lounge, sitting room or optional fourth ground floor bedroom with en-suite shower room, kitchen and conservatory. To the first floor there are three bedrooms and further shower room. The established good sized gardens are a particular feature and offer the potential for the property to be extended to the side and rear (subject to the relevant planning consents). The large rear garden enjoys an open aspect, backing onto playing fields.

Situated in this popular established location which is convenient for all local amenities including local primary and secondary schools, transport links and Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets

FEATURES

- NO ONWARD CHAIN
- GOOD SIZED GARDENS WITH POTENTIAL TO EXTEND TO SIDE AND REAR (subject to planning consents)
- THROUGH LOUNGE
- SITTING ROOM OR OPTIONAL FOURTH GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- KITCHEN
- CONSERVATORY
- THREE BEDROOMS TO FIRST FLOOR AND FIRST FLOOR SHOWER ROOM
- GAS HEATING SYSTEM
- OPEN ASPECT TO REAR OVER PLAYING FIELDS



ROOM DESCRIPTIONS

Hall

6' 05" x 11' 03" (1.96m x 3.43m) U.P.V.C. door; understairs storage.

Through Lounge

10' 07" x 21' 02" (3.23m x 6.45m) U.P.V.C. framed double glazed window to front; glazed window to rear; feature fireplace surround fitted with coal effect gas fire.

Sitting Room/Ground Floor Bedroom No. 4

8' 11" x 10' 0" (2.72m x 3.05m) U.P.V.C. framed double glazed window to front.

En-Suite Shower Room

9' 0" x 3' 04" (2.74m x 1.02m) Suite comprising tiled shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.

Kitchen

16' 04" x 8' 01" (4.98m x 2.46m) Base, wall and drawer units; single drainer stainless steel sink unit; built under electric oven; four burner gas hob; space for upright refrigerator/freezer; plumbing for automatic washing machine; Vaillant wall mounted gas heating boiler; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side porch; open to:-

Conservatory

10' 04" x 8' 04" (3.15m x 2.54m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed door to side.

Outer Porch

First Floor

Landing

Loft access.

Bedroom No. 1

10' 09" into wardrobe x 12' 05" into bay (3.28m x 3.78m) U.P.V.C. framed window to front; built in wardrobes to one wall,

Bedroom No. 2

10' 08" x 8' 11" (3.25m x 2.72m) U.P.V.C. framed double glazed window to rear; cylinder cupboard.

Bedroom No. 3

6' 06" x 6' 05" (1.98m x 1.96m) U.P.V.C. framed window to front.

Shower Room

6' 04" x 5' 01" (1.93m x 1.55m) Suite comprising tiled shower compartment fitted with Triton electric shower; pedestal wash hand basin; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Gardens

Established gardens are present to front, side and rear with open views to the rear over playing fields.

Council Tax Band - C

EPC Rating - D

PLEASE NOTE

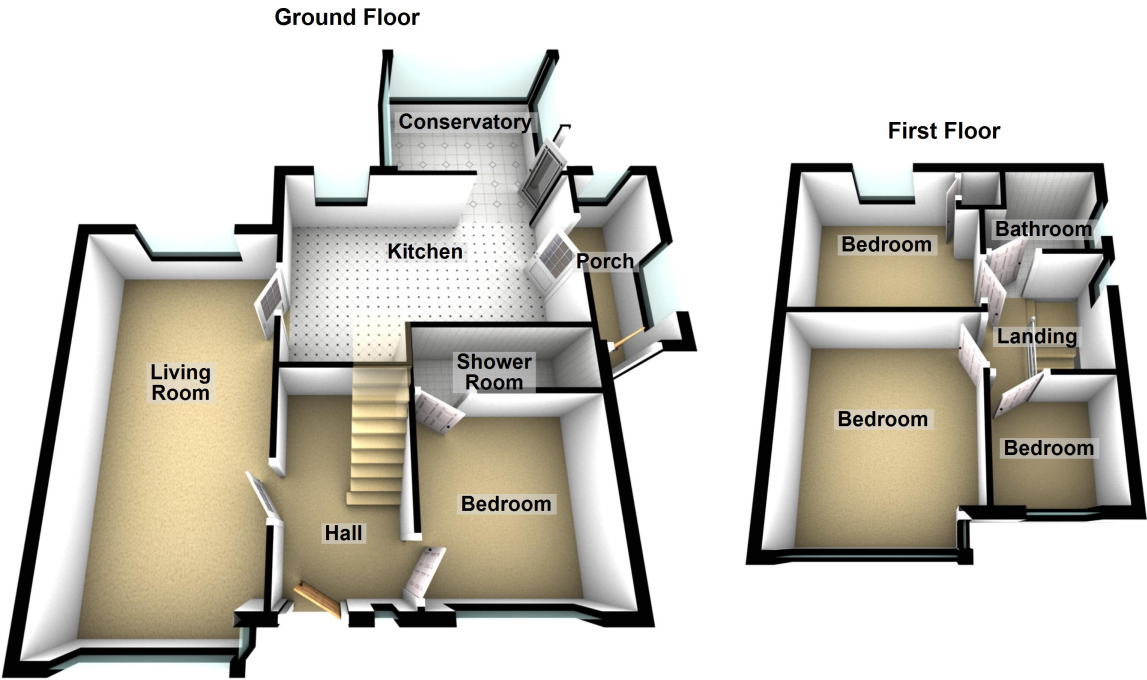
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Sizes are approximate
Plan produced using PlanUp.
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