



**72 Wicks Lane, Formby, Liverpool, Merseyside. L37 1PX**

**Offers Over £450,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....This delightful detached true bungalow has been considerably improved to create a comfortable and versatile home and presents the perfect opportunity for those seeking spacious single-level living with the added benefit of modern improvements. Features include a spacious dining hall, extended lounge open to sitting/family room, bright kitchen, spacious laundry room with direct access to the garage, THREE double bedrooms, contemporary wet room and fully boarded loft. Externally the property benefits from a spacious garage, attractive gardens and off road parking.

Situated in this desirable location which is convenient for all amenities including transport links, local primary and secondary schools, local shops, Formby Village and a stones throw away from The National Trust Pinewoods Nature Reserve and beach.

## FEATURES

- NO UPWARD CHAIN
- ATTRACTIVE ENTRANCE PORCH BUILT IN 2023
- EXTENDED ENTERTAINING ROOM OPEN TO SITTING/FAMILY ROOM
- KITCHEN AND SEPARATE LAUNDRY ROOM WITH DIRECT ACCESS TO GARAGE
- THREE DOUBLE BEDROOMS
- RECENTLY FITTED WET ROOM
- U.P.V.C. DOUBLE GLAZING, SOFFITS AND FACIAS AND FULLY BOARDED LOFT
- RECENTLY INSTALLED GAS HEATING BOILER
- GARAGE, GARDENS AND OFF ROAD PARKING





## ROOM DESCRIPTIONS

### Vestibule Entrance

Rock composite door; U.P.V.C. framed double glazed window to side with obscure glass; tiled floor.

### Dining Hall

14' 5" x 11' 2" (4.39m x 3.40m) U.P.V.C. framed double glazed window to front; wood flooring.

### Living Room

18' 3" x 10' 10" (5.56m x 3.30m) Feature fireplace surround fitted with coal effect gas fire; wood flooring; open to:-

### Sitting Room

11' 5" x 10' 9" (3.48m x 3.28m) U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed, double opening French doors to rear garden; wood flooring.

### Kitchen

9' 1" x 8' 8" (2.77m x 2.64m) Range of base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; double oven and grill in housing unit; four burner gas hob; space for upright refrigerator/freezer; U.P.V.C. framed double glazed window to front.

### Laundry Room

8' 7" x 7' 8" (2.62m x 2.34m) Wall cupboards; plumbing for automatic washing machine; space for tumble dryer; U.P.V.C. framed double glazed, double opening French door to rear garden; door to garage.

### Inner Hall

Access to fully boarded loft; linen cupboard; wood flooring.

### Bedroom No. 1

11' 7" x 11' 3" (3.53m x 3.43m) U.P.V.C. framed double glazed window to front; fitted wardrobes with hanging rails, shelving and fitted drawers.

### Bedroom No. 2

10' 6" x 9' 5" (3.20m x 2.87m) U.P.V.C. framed double glazed window to rear; wood flooring.

### Bedroom No. 3

10' 1" x 9' 2" (3.07m x 2.79m) U.P.V.C. framed double glazed window to rear; built in wardrobes; wood flooring.

### Wet Room

7' 11" x 5' 4" (2.41m x 1.63m) Suite comprising shower with electric fitment; pedestal wash hand basin; low level W.C; PVC wall panelling; two U.P.V.C. framed double glazed windows to rear with obscure glass.

### Outside

### Garage

22' 2" x 7' 8" (6.76m x 2.34m) Metal up and over door; power and light; wall mounted gas heating boiler.

### Front Garden

Laid to lawn with paved driveway providing off road parking.

### Rear Garden

Split level and laid to lawn with paved patio areas and borders containing numerous established shrubs and bushes.

### EPC Rating - D

### 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 \*\*





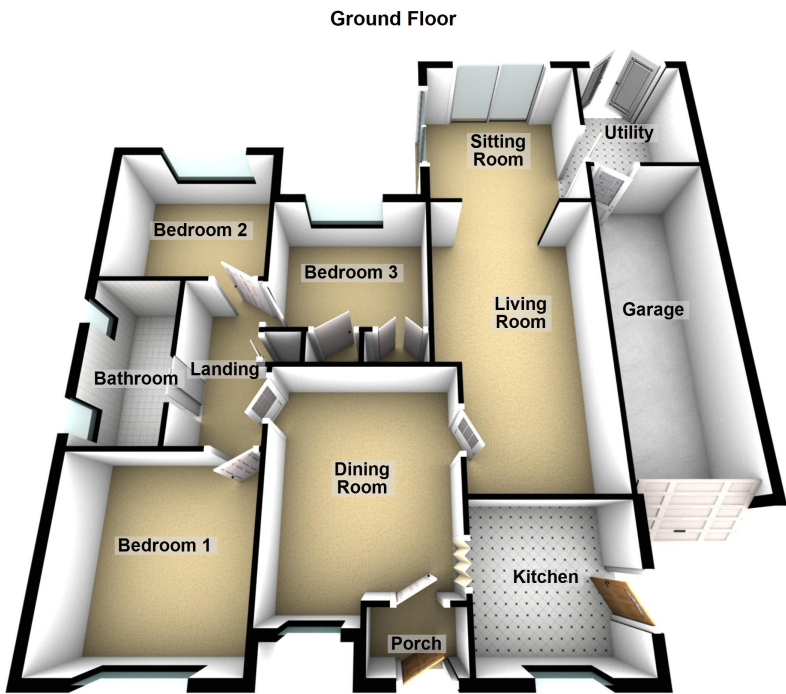








FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.  
**72 Wicks Lane, Formby**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC